



For Sale/To Let

Retail Premises

0 Park View
Hetton le Hole
DH5 9JH

- Town centre shop unit
- Opposite Heron Foods
- Close to Tesco Express and Greggs
- Sales Shop 225 ft2 plus ancillary 104 ft2
- First Floor 438 ft2
- Suit a number of uses

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

The town of Hetton-le-Hole lies approximately 8 miles north east of Durham and 11 miles south west of Sunderland and has a population of circa 14,000. The property occupies a prominent position within the town centre being close to a number of regional and national retailers including Greggs, St Benedict's Hospice Retail, Tesco and Heron Foods.

Description

Compact ground floor shop together with back shop and larger first floor.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Internal Width	16'2"	4.93
	Sales Depth	15'9"	4.84
	Sales Area	225	20.90
Rear Sales/Back Shop		104	9.66
First Floor			
Room		438	40.69

Tenure

We are advised the property is Freehold.

Asking Price

£75,000 (seventy five thousand pounds)

Leasehold

A new Lease is available at a commencing annual rental of **£5,200** for a term of years to be agreed (minimum 3 years) on an effective T.INT basis subject to 3 yearly Rent Reviews.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

The property is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value of the ground floor is **£2,600**. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4181

EPC

Energy Rating 101/E