



# To Let

## Town Centre Retail

19A Newbottle Street  
Houghton le Spring  
Tyne and Wear  
DH4 4AP

- Compact retail unit with first floor storage
- Formerly occupied as a florists
- Located within Town Centre
- Ground Floor 378 ft<sup>2</sup> (35.1 m<sup>2</sup>)
- First Floor 620 ft<sup>2</sup> (57.6 m<sup>2</sup>)
- Close to Greggs, Iceland and Superdrug

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

## Location

The property is centrally located in Newbottle Street within the centre of Houghton le Spring close to a number of occupiers including Superdrug, Lloyds Bank, Greggs, Iceland and Ladbrokes.

## Description

The property comprises compact ground floor sales shop with ancillary accommodation to the rear and special storage facilities on the first floor

## Accommodation

The property briefly comprises as follows:-

		ft	m	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		<b>ft</b>	<b>m</b>		
Sales Area	Internal Width	7'7"	2.13		
	Increasing to	13'8"	3.96		
	Sales Depth	24'10"	7.31		
	Sales Area			283	26.29
Rear Sales				95	8.82
WC					
<b>First Floor</b>					
Offices/Stores				620	57.59

## Tenure

A new Lease is available at a commencing annual rental of **£7,000** on terms to be agreed (minimum 3 years).

## Costs

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

## Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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

## VAT

We understand the property has not been elected for VAT and therefore is not chargeable in addition to the rent.

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£7,400**. The Uniform Business Rate for the Rates Year 2023/2024 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

C4141

## EPC

Energy Rating D