



To Let

Retail/Salon Premises

16/18 Sunderland Street
Houghton le Spring
DH4 4BD

- Town centre former beauty salon
- Arranged over ground and basement floors
- Very well presented
- Ground floor totalling **617 ft² (57 m²)**
- Plus basement storage 216 ft² (20 m²)
- Located immediately opposite JD Wetherspoon

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

Location

Sunderland Street is located just off Newbottle Street, the principal shopping area within the town centre of Houghton le Spring where several main retailers are located including Iceland, Superdrug, B&M, Greggs and Lidl. The property sits immediately opposite JD Wetherspoon Public House (The Wild Boar).

Description

The premises are arranged on ground floor with basement storage and form part of an attractive imposing building originally constructed as a bank.

The ground floor and basement have been occupied as a beauty salon for a number of years and remain fully fitted and are therefore ready for immediate occupation. The self-contained upper floors are in mixed commercial and residential use and are therefore excluded.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Salon and treatment rooms	617	57.32
WC's		
Basement		
Store	216	20.07

Tenure

A new Lease is available at a commencing annual rental of **£9,000 (£750 pcm)** for a term of years to be agreed (minimum **3** years) on a Tenant Internal repairing basis including the shop front and roller shutters subject to **3** yearly Rent Reviews. The rent is inclusive of buildings insurance. **A bond may be required subject to status.**

VAT

The rent is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£7,700**. 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

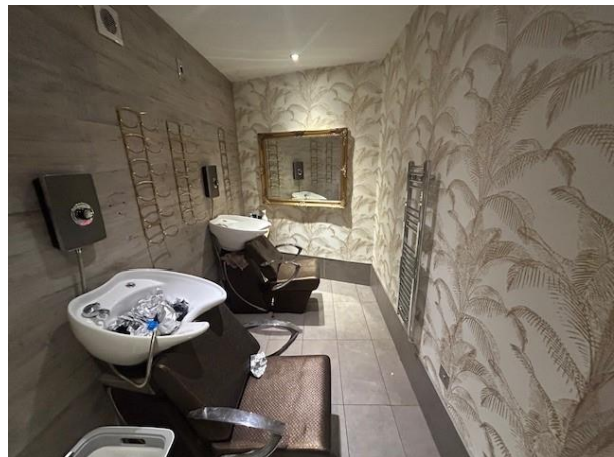
In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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 C4242

EPC Awaiting information



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