

Sunderland: 0191 5658844
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For Sale

High Quality Offices

Skyline Centre
88 Newbottle Street
Houghton le Spring
DH4 4AJ

- Prominent town centre office building
- High quality fit out constructed **2003**
- Totalling **9,863 ft² (916 m²)** over 3 floors
- Passenger lift to all floors
- Private parking for 9 cars
- Suitable for owner occupation/redevelopment STP

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

Location

Houghton le Spring lies approximately 7 miles northeast of Durham and 8 miles southwest of Sunderland. The property is situated at the northern end of Newbottle Street at its junction with Station Road in the town's main retail pitch where nearby retailers include B&M, Iceland, Lidl, Savers and Superdrug amongst others.

Description

Comprising purpose built detached 3 storey office building of steel framed construction with pitched roof constructed and occupied by Gentoo in 2003 as a housing office. The building is arranged over 3 levels plus plant room with a passenger lift to all floors and a surfaced car park to the rear for approximately 9 cars shown on the attached plan for identification purposes only.

Accommodation

	ft2	m2
Ground Floor offices NIA	3685	342.34
First Floor offices NIA	4324	401.70
Lower Ground Floor stores NIA	1854	172.24
TOTAL	9863	916.27
Externally	Car park to rear – 9 marked bays	

Tenure

We are advised the property is Freehold under various titles. A small proportion of the site registered under title number **TY285351** is unregistered, and title indemnity insurance will be provided accordingly.

Asking Price

Reduced to OIRO **£425,000 (four hundred and twenty-five thousand pounds)**. We are advised the property 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 **£48,000**. The Uniform Business Rate for the Rates Year 2025/2026 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

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

Disclaimer

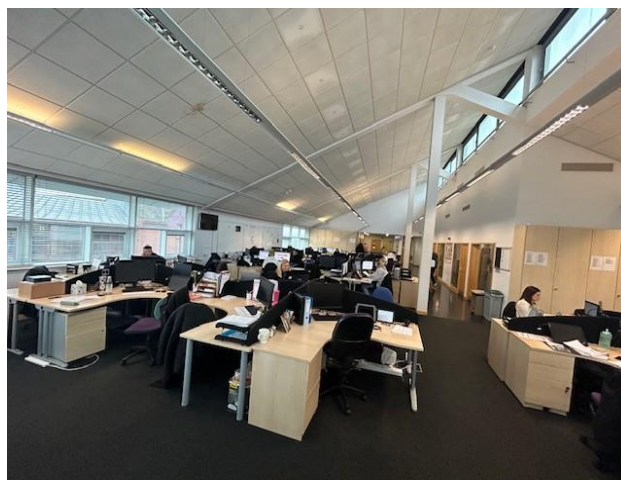
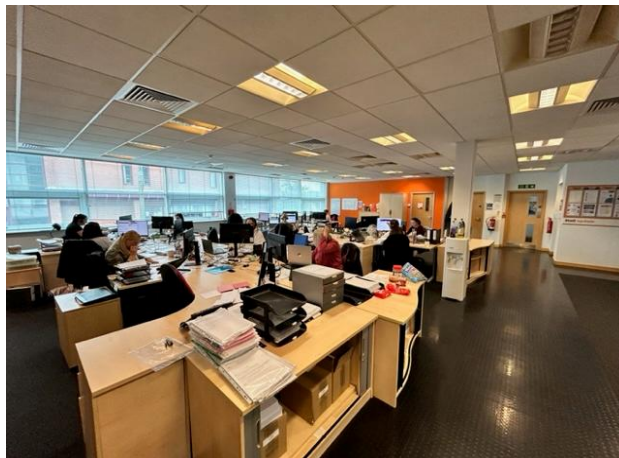
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4226

EPC Energy Rating 51/C

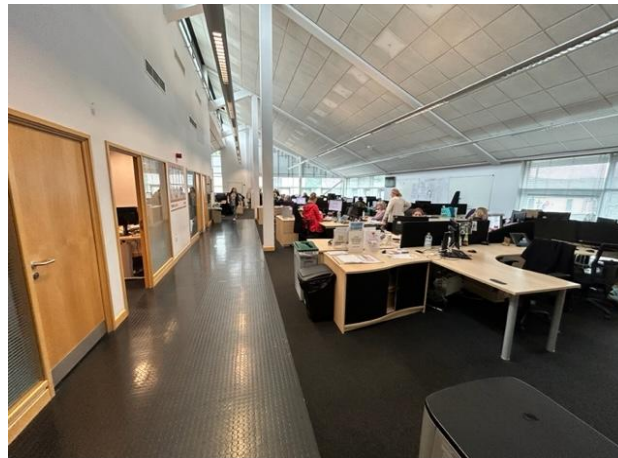
Agents Note

Gento may be willing to consider taking a lease of the of part of the premises on terms to be agreed. **Further details on request.**



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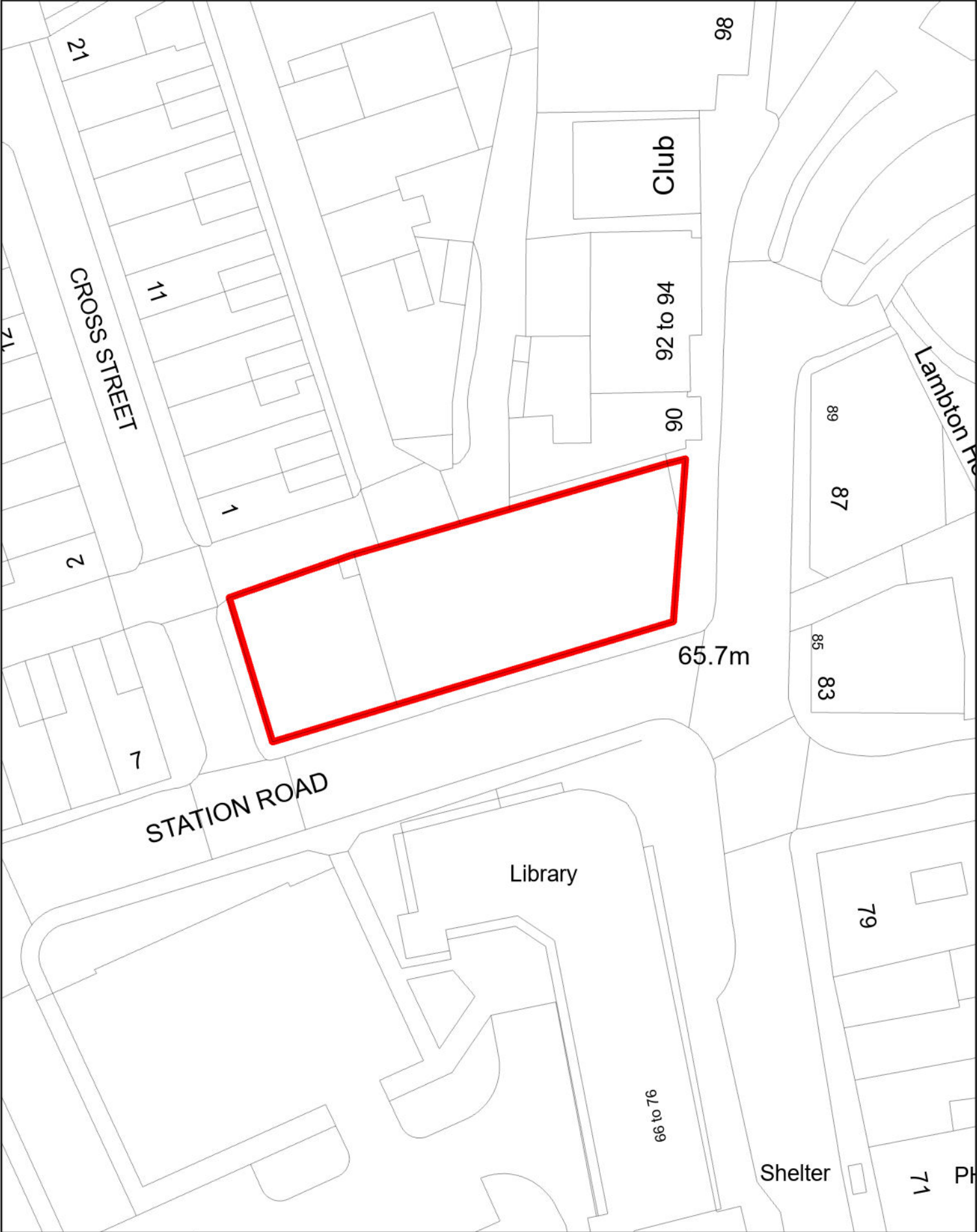
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Esri UK's OS number 100030994
Gentoo Group Ltd RS007302

Date: March 2024

Scale: 1:1000

Map Ref: NZ3350SE

Plan No: TY282444/TY387466