



To Let

Retail Premises

39 Westbourne Terrace
Shiney Row
Houghton le Spring
DH4 4QU

- Single storey suburban retail unit
- Located within busy parade
- Totalling **590 ft² (54.81 m²)**
- Shared loading to rear
- Suitable for variety of retail/office uses
- **100% business rate relief subject to status***

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

Location

The village of Shiney Row is located approximately 3.5 miles northwest of Houghton le Spring and 6.5 miles southwest of Sunderland.

Description

The property forms part of a shopping parade serving a densely populated residential area. Nearby occupiers include Co-op, Cooplands, Betfed and Heron Foods together with a number of local traders.

Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	14'5"	4.41		
	Sales Depth	40'8"	12.43		
	Sales Area			590	54.81
WC					
External					
Shared service area to rear					

Tenure

A new Lease is available at a commencing annual rental of **£8,750** for a term of years to be agreed (minimum **3** years) on Tenant Full Repairing and Insuring basis subject to **3** yearly Rent Reviews. There will be a service charge covering the cleaning and maintenance of the shared service area to the rear.

VAT

We are advised 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 **£5,300**. 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 C4289

EPC Energy Rating 116/E

INTERNAL PHOTO

