



# To Let

## Retail Premises

Newbottle Street  
Houghton le Spring  
DH4 4AB

- Rare large footprint store
- GF Sales 3788 ft<sup>2</sup> (351.9m<sup>2</sup>) plus ancillary
- FF Stores 1648 ft<sup>2</sup>(153m<sup>2</sup>)
- Former Superdrug in prominent location
- Town Centre diagonally opposite Iceland
- Greggs, Ladbrokes and Lidl close by

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

### Location

The property is prominently situated on Newbottle Street within the centre of Houghton le Spring close to a number of occupiers including Greggs, Iceland, Ladbrokes and Lidl

### Description

Large Format Store comprising clear open sales together with ancillary and further first floor storage.

### Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	45'0	13.7		
	Sales Depth	88'0	30.6		
	Sales Area			3788	351.91
<b>Ground Floor</b>					
Ancillary				530	49.24
<b>First Floor</b>					
Stores				1648	153.10

### Tenure

A new Lease is available at a commencing annual rental of **£45,000** for a term of years to be agreed (minimum 5 years) on an FRI basis subject to 5 yearly Rent Reviews.

### VAT

Figures quoted exclude VAT where chargeable.

### Costs

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

### Viewing

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

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- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£36,000**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p If necessary, a written request should be made to the Local Authority for confirmation.

### 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

C4312

### EPC

Awaiting information.