



To Let

Former Bank Premises

33/35 Newbottle Street
Houghton le Spring
DH4 4AP

- **Town centre** retail premises
- Arranged over **ground** and **first floors**
- Ground floor totalling **1445 ft² (134.24 m²)**
- First floor Offices **632 ft² (58.71 m²)**
- Close to **Iceland, Greggs, Savers** and **B&M**
- Available **April 2026**

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

Location

Houghton le Spring is located approximately 9 miles northeast of Durham and 7 miles southwest of Sunderland. Newbottle Street is the principal shopping area within the town.

Description

The premises have been occupied as a banking hall by TSB and more recently Lloyds for several years and are arranged over ground floor with meeting rooms to the rear and having further offices, meeting rooms and WC's on the first floor which extend above Park Lane Cards.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	23'7"	7.19		
	Sales Depth	51'8"	15.75		
	Sales Area			1171	108.79
Meeting rooms/Offices				224	20.81
FIRST FLOOR					
Offices/Ancillary plus WC's				632	58.71

Tenure

A new Lease is available at a commencing annual rental of **£20,000 plus VAT** for a term of years to be agreed (minimum 3 years) on a tenant internal repairing and insuring basis subject to 3 yearly rent reviews.

VAT

The rent is 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 **£16,250** . The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. 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 C4335

EPC Energy Rating 95/D