

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



# 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 F                    | LOOR              | ft    | m     | ft2  | m2     |
|-----------------------------|-------------------|-------|-------|------|--------|
| Sales Area                  | Internal<br>Width | 23′7″ | 7.19  |      |        |
|                             | Sales<br>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 £15,250. 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 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

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