

S



For Sale

Showroom/Workshop/ Storage Premises

Rear 3-5 Mautland Street
Houghton le Spring
DH4 4BH

- 2 storey town centre property
- Well presented throughout
- Totalling **1,257 ft² (117 m²)**
- Occupied as carpet showroom for many years
- Located to rear of **Newbottle Street**
- Accessed from adjacent Lidl car park

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

Location

Houghton le Spring lies approximately 8 miles north east of Durham and 7 miles south west of Sunderland. Mautland Street is situated just off Newbottle Street and is a busy thoroughfare linking through to the Lidl Supermarket and car park within the Town Centre. The town is represented by occupiers including Lloyds, Iceland, Savers, B&M, Cooplands, Hays Travel and Gregg's.

Description

The property is accessed from the rear of Mautland Street via the adjacent Lidl car park and comprises 2 storey building of brick and slate construction having been occupied as a carpet showroom for a number of years and has been refurbished throughout to a good standard.

Accommodation

The property briefly comprises as follows:-

Ground Floor	ft2	m2
Showroom	613	56.95
First Floor		
Store	644	59.83
TOTAL	1257	116.78

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£65,000 (sixty five thousand pounds)**.

VAT

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 **£12,750**. 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.

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

C4317

EPC

Energy Rating 71/C



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.