



For Sale

Former Bank Premises

38 Newbottle Street
Houghton le Spring
DH4 4AB

- Prominent town centre retail unit
- Former banking hall and offices
- Totalling **2,960 ft² (275 m²)** over 3 floors
- Immediately adjacent to **Greggs's**
- Corner position at junction of Wheler Street
- Nearby **Iceland, Ladbrokes, B&M and Savers**

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

Location

Houghton le Spring lies approximately 7 miles southwest of Sunderland and 9 miles northeast of Durham. Newbottle Street is the main retail pitch within the town, and the property occupies an extremely prominent position adjacent to Gregg's on the corner of Wheler Street. Other nearby occupiers of note include Iceland, B&M, Ladbrokes and Savers.

Description

The property has been occupied by Barclays Bank for several years and is arranged over ground, lower ground and first floors providing retail office and storage premises. The main building is of brick and slate pitched roof construction with attractive stone detailing having additions to the rear.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	22'9"	6.95		
	Sales Area			1415	131.45
FIRST FLOOR					
Offices				881	81.84
BASEMENT					
Stores				664	61.69

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£150,000 (one hundred and fifty thousand pounds)**.

VAT

We are advised that 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 **£19,000**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2 p. 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 C4365

EPC Energy Rating 55/C



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