



Town Centre Retail Unit To Let

59 NEWBOTTLE STREET, HOUGHTON LE SPRING, TYNE & WEAR, DH4 4AR

- Two Storey Retail Unit of Approximately 79.53 sq m (856 sq ft)
- Prominent Town Centre Location
- Good Mix of National & Local Operators
- Directly Opposite B&M Bargains & Heron Foods & Close to 25,000 sq ft Lidl Supermarket
- Excellent Transport Links
- No Business Rates Payable (Subject to Eligibility)
- Private Parking / Loading Area to the Rear
- Roller Shutters to Front & Back
- Would Suit a Variety of Uses (Subject to Consents)
- New FRI Lease Available at a Rent of £7,995 pax



LOCATION

Houghton le Spring is a popular town located in Tyne and Wear. It is situated almost equidistant between the cathedral city of Durham (7 miles) south west and Sunderland (7 miles) north east.

The town has strong historical connections to coal mining which first started in the area during the Middle Ages. In recent years, the town has grown rapidly and new developments such as business parks and housing estates have been built to accommodate the increasing population. The area is now a popular residential choice for those who wish to live in an area with a rich history and excellent links to local amenities.

The property is situated in a central location on prime Newbottle Street. The Town Centre hosts a good mix of both local and National retailers including Greggs, Superdrug, Domino's Pizza, B&M, Heron Foods, Cooplands, Costa and Lidl.

DESCRIPTION

The property comprises a two-storey mid-terrace retail unit of masonry construction under a pitched slate tile roof. Kitchen and WC facilities are located at first floor and there is private car parking / loading to the rear.

ACCOMMODATION

Approximate net internal areas:

Ground Floor – 43.02 sq m (463 sq ft)

First Floor – 36.51 sq m (393 sq ft)

Total – 79.53 sq m (856 sq ft)

TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at a rent of £7,995 pax.

RATING ASSESSMENT

We understand that the premises currently have a rateable value of £7,600 effective from 1st April 2017 (Reducing to £6,200 from 01st April 2023).

Under current government legislation, Small Business Rate Relief may result in no rates being payable (subject to eligibility). Interested parties should confirm the accuracy of this information and the actual rates payable with the Local Authority.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

ENERGY PERFORMANCE

EPC Rating C 70.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

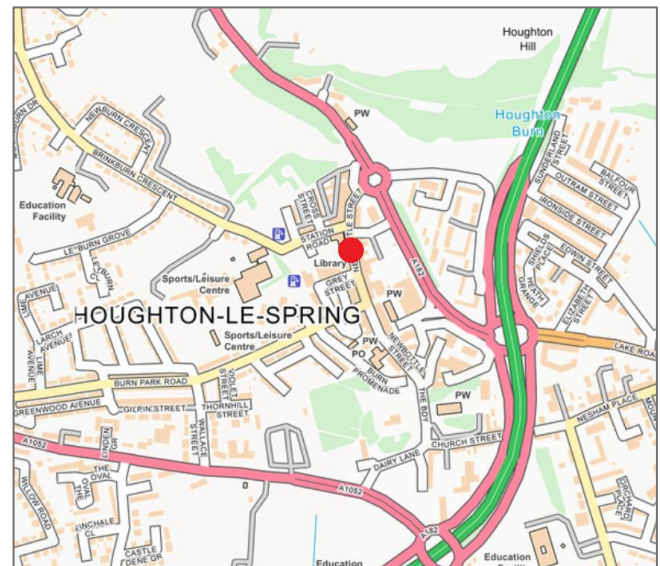
ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewing arrangements please call sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or send us an email info@grahamshall.com.

LOCATION MAP



AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
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