



# SHOP TO LET

**Town Centre Retail Unit  
Ground Floor, 12 Newbottle Street, Houghton le Spring DH4  
4AA (Former Post Office)**

- Prominent Town Centre Location
- Nearby occupiers include Lidl, Superdrug, Costa, B& M, Heron Foods, Dominos and Subway
- Front serviced
- **Ground Floor Sales 119.6 m<sup>2</sup> (1,288 sq ft)**
- **May suit Dance or Yoga studio, children's nursery/creche play or Bar/Restaurant \*Subject to the relevant planning**

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## LOCATION

The town of 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, and the property sits immediately adjacent to **Superdrug and opposite Iceland. B&M, Costa, Heron Foods, Dominos, Lidl and Subway are close by.**

## DESCRIPTION

The unit provides level access open plan sales on ground floor only with extensive full height glazed frontage protected by external electric roller shutter onto Newbottle Street. Gas fired central heating. High ceiling lends itself to Dance or Yoga studio or children's nursery/creche play potentially or a Bar / Restaurant subject to the relevant planning.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas and dimensions:

Net Internal Width	14.3 m	47'00"
Shop & Built Depth	8.6 m	28'03"
<b>Ground Floor sales</b>	<b>118.4 m<sup>2</sup></b>	<b>(1,275 sq ft)</b>
<b>Rear office</b>	<b>15.6 m<sup>2</sup></b>	<b>(168 sq ft)</b>
<b>Store</b>	<b>1.2 m<sup>2</sup></b>	<b>(13 sq ft)</b>
<b>Total Ground Floor</b>	<b>119.6 m<sup>2</sup></b>	<b>(1,288 sq ft)</b>
<b>2x WCs</b>		

The demise is shown lined in blue on the attached plan.

## LEASE TERMS

The unit is offered on a new full repairing and insuring lease, subject to an upwards only rent review at the 5<sup>th</sup> anniversary of the lease at a rental of £15,000 per annum exclusive.

## RATING ASSESSMENT

We understand that the unit is to be re assessed under the 2023 revaluation at reduction to £13,750 RV. The Uniform Business Rate for 2023/24 is 0.512 pence in the £.

**Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority but this level should allow some savings under Small Business rates Relief.**

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as D(96). A full copy is available for inspection upon request.

## VIEWING

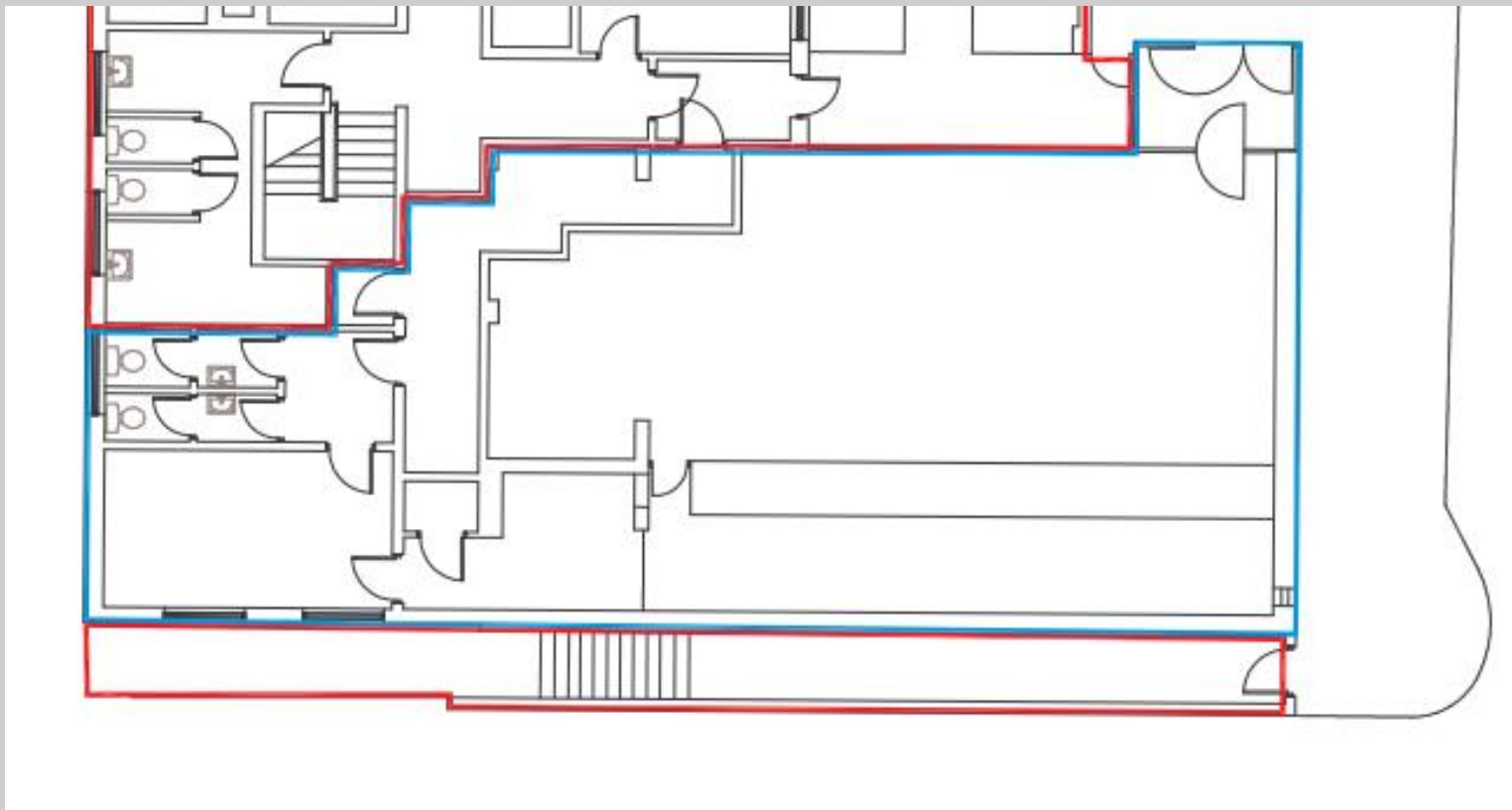
Strictly through the agents Connect Property North East:

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