



## 25-31 Newbottle Street, Houghton le Spring DH4 4AP

- Ground Floor Retail Units
- Prominent Town Centre, High Street Location
- Available as a Whole or Sub Divided
- Floor Area 1,200 sq. ft. (111 sq. m.) (Sub Divided Unit 1)
- Floor Area 1,875 sq. ft. (174 sq. m.) (Sub Divided Unit 2)
- Floor Area 69.5 sq. ft. (748 sq. m.) (Unit 3)\*
- Suitable for a Variety of Uses
- Nearby Tenants inc B&M, Iceland, Heron Foods, Lidl & Greggs

**Rents from: £10,000 per annum**

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## Location

The property is located on Newbottle Street, Houghton le Spring. The area is the primary retail zone and business centre serving a large local residential population and surrounding areas, with a large Lidl Supermarket (to the rear) and B & M, Iceland, Heron Foods and Greggs on the main high street. It is just off the A690 between Durham and Sunderland and between the A19 and A1.

## The Property

The retail space being offered is on the ground floor of a mid terrace three storey property.

The premises benefit from being mainly fitted out with suspended ceiling, good display frontage and electric roller shutters.

It is available as a whole or units 1 and 2 can be taken independently, unit 3 is self contained.

## Tenure

Leasehold - A new lease is available, terms and conditions to be agreed.

## Rents

Unit	Sq. m.	sq. ft.	Rent p/a
Unit 1	111.4	1,200	£12,000
Unit 2	174.2	1,875	£15,000
Unit 3*	69.5	748	£10,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £ TBA

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.  
\* Measurements were taken from the Valuation Office.

**Ref: H912 (Version 4)**

**Prepared: 18<sup>th</sup> June 2024**



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