



29 South Street, Newbottle, Houghton-le-spring DH4 4EH

- Attractive Ground Floor Former Salon
- Private Parking & On Street Parking
- Nil Premium
- Suitable for a Variety of Uses stpp
- Floor Area 53.8 sq. m. (579 sq. ft.)
- Suitable for a Variety of Uses stpp
- Available for Immediate Occupation
- Small Business Rate Relief

Rent: £9,000(+vat) per annum

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Location

The unit is located on a busy road which runs through the village close to the junction of Houghton Road, South Street and Coaley Lane. Newbottle is located approximately 2 miles north of Houghton le Spring on the A182.

Description

The unit was formally occupied by a hair and beauty salon, although it would also suit a variety of other uses subject to the correct use class.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Salon	27.05	291.16
Beauty Room	12.38	133.25
Kitchen / W.C	3.24	34.87
Office	2.52	27.12
Beauty Room	8.63	92.89
Net Internal Area	53.82	579.31

Tenure

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

Rent

£9,000(+vat) per annum

Costs

The ingoing tenant is responsible for any costs relating to preparation of the lease and agents costs £1,000 plus vat (£1,200 inc vat)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £6,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Insurance

The landlord will ensure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

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.

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