



## Mixed Use Investment

29-30 South Street, Newbottle, Houghton-le-spring DH4 4EH

- Two Ground Floor Retail Units & Two Flats
- Current Rental Income £12,600 per annum
- Potential Rental Income £34,600 per annum
- Two of the Fours Units Tenanted
- Net Internal 222 sq. m. (2,394 sq. ft.)
- Excellent Investment Opportunity
- Private Parking

**Price: £300,000 Freehold**

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## Location

The property 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

We are delighted to bring to the market this three storey end terrace property consisting two ground floor retail unit and 2 x first/second floor flats.

## Rental Income / Tenancy

### 29 South Street

Tenant – Vacant

Rent – N/A (Unit being advertised at £9,000 per annum)

Lease – N/A

### 30 South Street

Tenant – Vacant

Rent – N/A (Unit being advertised at £13,000 per annum)

Lease – New lease been signed

### Flat 1

Tenant – Private tenant

Rent - £6,000 per annum

Lease – New 6 month AST

### Flat 2

Tenant – Private tenant

Rent - £6,600 per annum

Lease – New 6 month AST

## Tenure

Freehold

## Price

£300,000

## Vat

May be applicable on the commercial elements.

## Viewing

Strictly by appointment through this office.

## Rateable Value (29 South Street)

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

## Rateable Value (30 South Street)

The 2024 Rating List entry is Rateable Value £4,050

## Council Tax Bands

A & A

## 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.

**Ref:** I168 (Version 1)

**Amended:** 07<sup>th</sup> March 2025

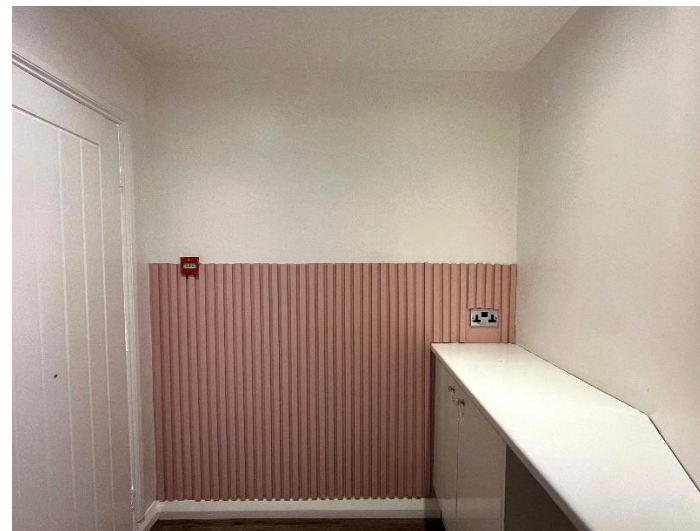
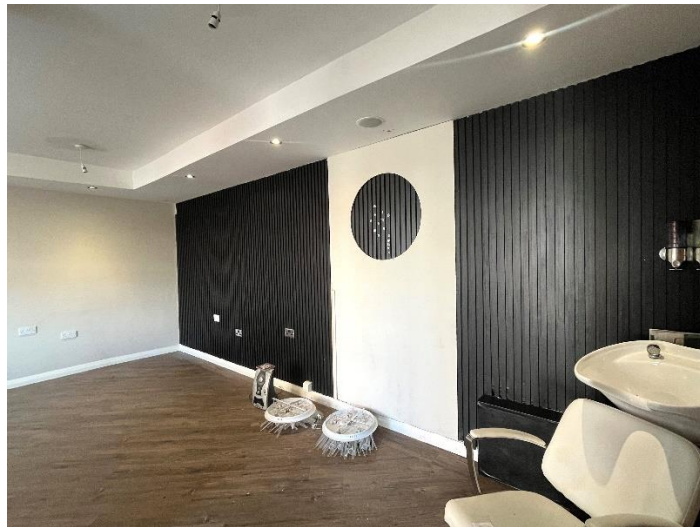
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## Floor Area

| Area                      | Sq. m.        | Sq. ft.         |
|---------------------------|---------------|-----------------|
| <b>29 South Street</b>    |               |                 |
| <b>Ground Floor</b>       |               |                 |
| 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           |
| <b>Net Internal</b>       | <b>53.82</b>  | <b>579.31</b>   |
|                           |               |                 |
| <b>30 South Street</b>    |               |                 |
| <b>Ground Floor</b>       |               |                 |
| Retail / Stores           | 37.0          | 398.26          |
| W.C                       | 4.5           | 48.43           |
| <b>Net Internal</b>       | <b>41.5</b>   | <b>446.7</b>    |
|                           |               |                 |
| <b>Flat 1</b>             |               |                 |
| <b>First Floor</b>        |               |                 |
| Living Room               | 18.75         | 201.82          |
| Kitchen                   | 8.69          | 93.53           |
| Bedroom                   | 12.15         | 130.78          |
| Bedroom                   | 6.0           | 64.58           |
| Bathroom                  | 5.55          | 59.73           |
| <b>Net Internal</b>       | <b>51.14</b>  | <b>550.46</b>   |
|                           |               |                 |
| <b>Flat 2</b>             |               |                 |
| <b>First Floor</b>        |               |                 |
| Living Room               | 17.0          | 182.98          |
| Kitchen                   | 6.48          | 69.75           |
| Bedroom                   | 7.25          | 78.03           |
| Bedroom                   | 11.22         | 120.77          |
| Bathroom                  | 8.44          | 90.84           |
| <b>Second Floor</b>       |               |                 |
| Bedroom                   | 25.62         | 275.77          |
| <b>Net internal</b>       | <b>76.01</b>  | <b>818.14</b>   |
|                           |               |                 |
| <b>Total Net Internal</b> | <b>222.47</b> | <b>2,394.64</b> |



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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