



## Mixed Use Investment

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

- Two Ground Floor Retail Units & Two Flats
- Current Rental Income £31,800 per annum
- Rental Yield of 11.56% on Asking Price
- All Units Tenanted
- Net Internal 222 sq. m. (2,394 sq. ft.)
- Excellent Investment Opportunity
- Private Parking

**Freehold: Offers in Excess of £275,000**

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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 – Salon

Rent – £9,600 per annum

Lease – 5 Year Lease, break at Year 3

### 30 South Street

Tenant – Cafe

Rent – £9,600 per annum

Lease – 2 Year Lease

### 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

£275,000

## 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)

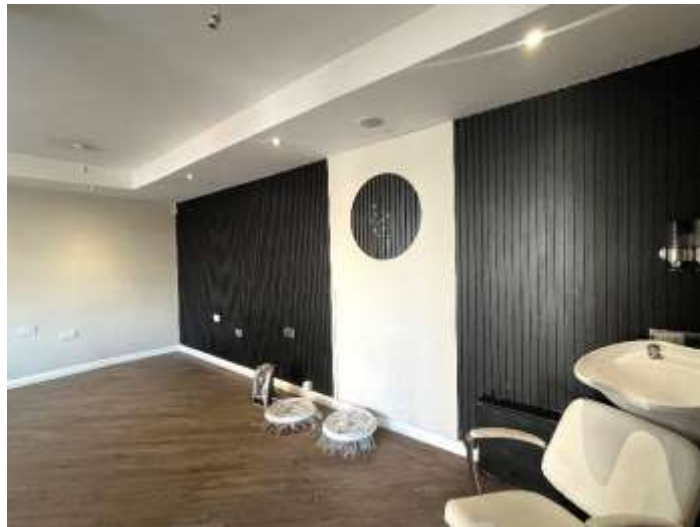
Updated May 2025

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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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