



## Retail in DH5

High Street, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0JS

**£140,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Located in the heart of the bustling community of Easington Lane
- ✓ Currently utilised as a thriving convenience store / deli
- ✓ Brilliant opportunity to buy into the bustling market of Easington
- ✓ Sold with vacant possession

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

On offer is an excellent opportunity to acquire a commercial business premises located in the heart of the bustling community of Easington Lane, Houghton Le Spring. Currently utilised as a thriving convenience store / deli establishment, this commercial property provides the potential for continued business operation or transformation to suit a variety of commercial uses.

The property occupies a prime position in Easington Lane, benefiting from consistent footfall generated by the active high street and the regular patronage of the surrounding local community. The location also benefits from good transport links, including close proximity to public transport services, making it easily accessible for customers travelling from both the local and wider areas.

The building comprises a ground floor commercial retail space with ground floor WC facilities, an external brick outbuilding, and stairs leading to a first floor area currently utilised for storage. This upper floor space offers potential for alternative uses, subject to the necessary planning permissions and authorisation from the local council.

Given the vibrant community setting and the flexibility the property offers, this presents a fantastic opportunity to acquire a well-positioned commercial premises within the Easington Lane area.

Further information and viewing arrangements can be obtained from the Pattinson Estate Agents office. Please do not hesitate to contact us to discuss this excellent commercial opportunity.

Price: Starting Bid £140,000

Property Type: Retail

Business Type: Sandwich Shop / Cafe

Internal Size: 1355 Square Feet

External Size: 1355 Square Feet

Parking: Allocated

## Location

The property occupies a prime position in Easington Lane, ensuring a consistent footfall driven by the high street's active footfall and the constant influx of consumers from the local community. The location enjoys good transport links including close proximity to public transportation services, making it easily accessible for patrons travelling from both local and wider areas.

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## Accommodation

The building consists of ground floor commercial space with ground floor WC, external brick outbuilding, stairs leading to a storage space - Both with vacant possession.

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## Tenure

Freehold. Title number TY388390

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## Rateable Value

The adopted rateable value is £3,600 as of 1 April 2023. Sourced from VOA

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## EPC

We currently await a copy of the EPC

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk) , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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