

Houghton-le-Spring - 10 Newbottle Street, Durham DH4 4AN  
Freehold Vacant Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Houghton-le-Spring - 10 Newbottle Street, Durham DH4 4AN

## Freehold Vacant Retail Investment



### Investment Consideration:

- OIEO: £75,000
- Vacant possession
- ERV: £7,500 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Comprises two-storey retail premises
- Suitable for variety of uses (Class E)
- Located in the main retail thoroughfare of the town centre amongst such multiples as Superdrug, McColls, Lloyds Bank, Greggs, Ladbrokes and a host of local traders.



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### Property Description:

Comprises ground floor shop with ancillary at first floor, providing the following accommodation and dimensions:

Ground Floor: 37 sq m (398 sq ft)

First Floor: 25 sq m (270 sq ft)

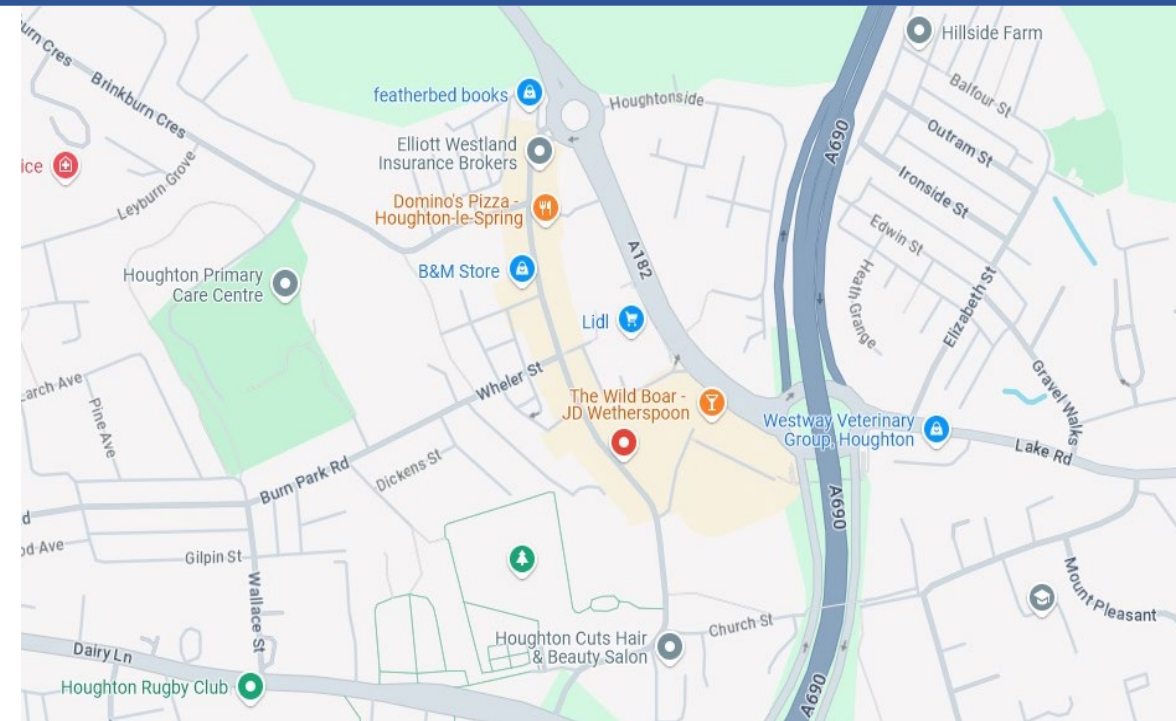
Total area size: 62 sq m (668 sq ft)

### Tenancy:

The entire property is at present vacant. ERV: £7,500 p.a.

### Location:

Located in the main retail thoroughfare of the town centre amongst such multiples as Superdrug, McColls, Lloyds Bank, Greggs, Ladbrokes and a host of local traders. Houghton-le-Spring lies approx. 6 miles south-west of Sunderland and approx. 6 miles north-east of Durham and benefits from good road links via the A690 and the A1(M)



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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