

48 Newbottle Street

48 Newbottle Street, Houghton-Le-Spring, Tyne & Wear, DH4 4AP

Basement & Ground Floor Retail Unit



To Let

Bradley Hall

DESCRIPTION

The subject property comprises a traditional brick-built mid-terrace retail premises of early 20th century construction, most recently occupied by William Hill. The accommodation is arranged over basement and ground floor.

The ground floor provides a well-proportioned retail sales area, previously configured to accommodate a betting counter, together with ancillary staff accommodation including a staff room/kitchenette and separate staff and customer W.C. facilities.

The basement, accessed from the rear of the property, provides useful ancillary storage accommodation together with a small kitchenette and additional W.C. facilities

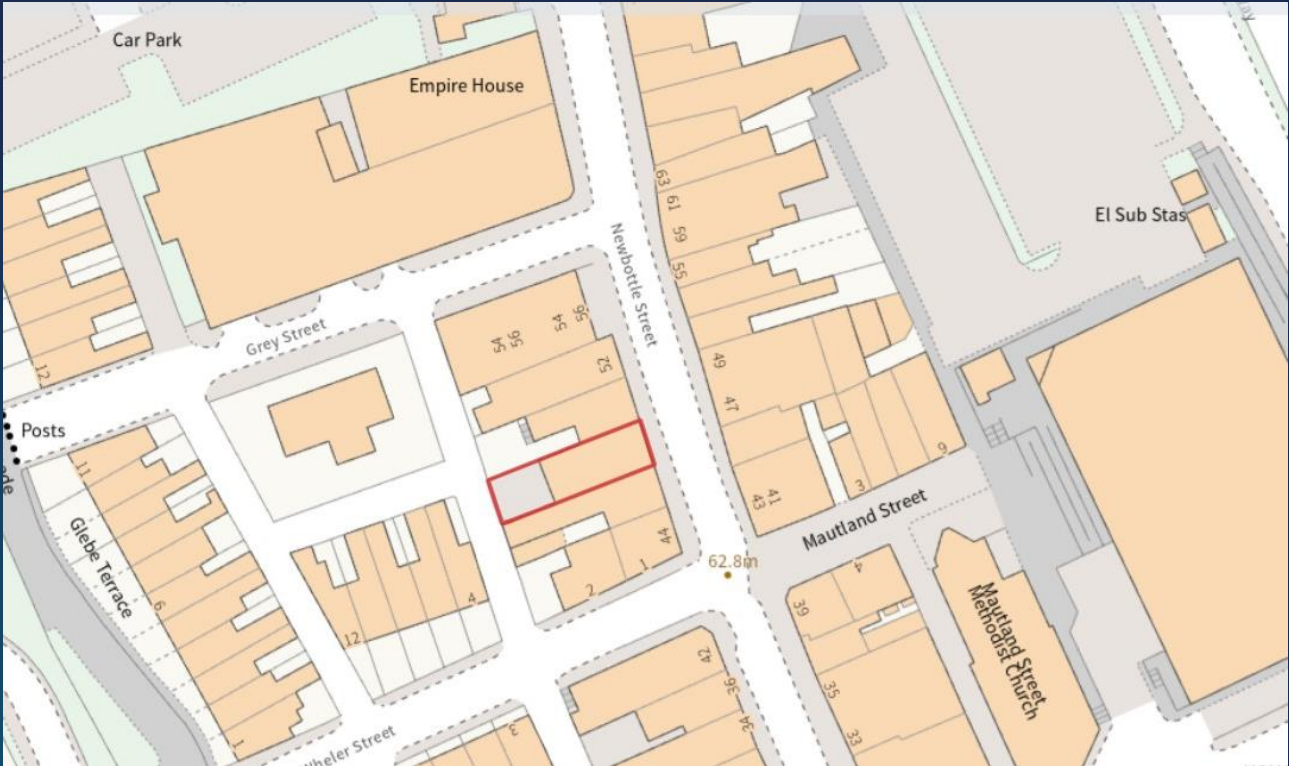
Externally, the property benefits from a small enclosed rear yard secured by cast-iron gates, with potential for limited parking and direct access to the rear service lane.

KEY SPECIFICATION

- Ground Floor Retail & Basement
- Town Centre Retail Premises
- Excellent Footfall & Passing Traffic
- Neighbouring Tenants Include Greggs, Morrisons, B&M, Savers, Lidl
- EPC Rating: D84
- NIA 97 sq.m (1,045 sq.ft)

USE

The premise falls within Use Class E (Commercial, Business & Service) and was previously used as a betting shop.



Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Retail	53.4	575
Basement	43.7	470
TOTAL	97.1	1,045

LOCATION

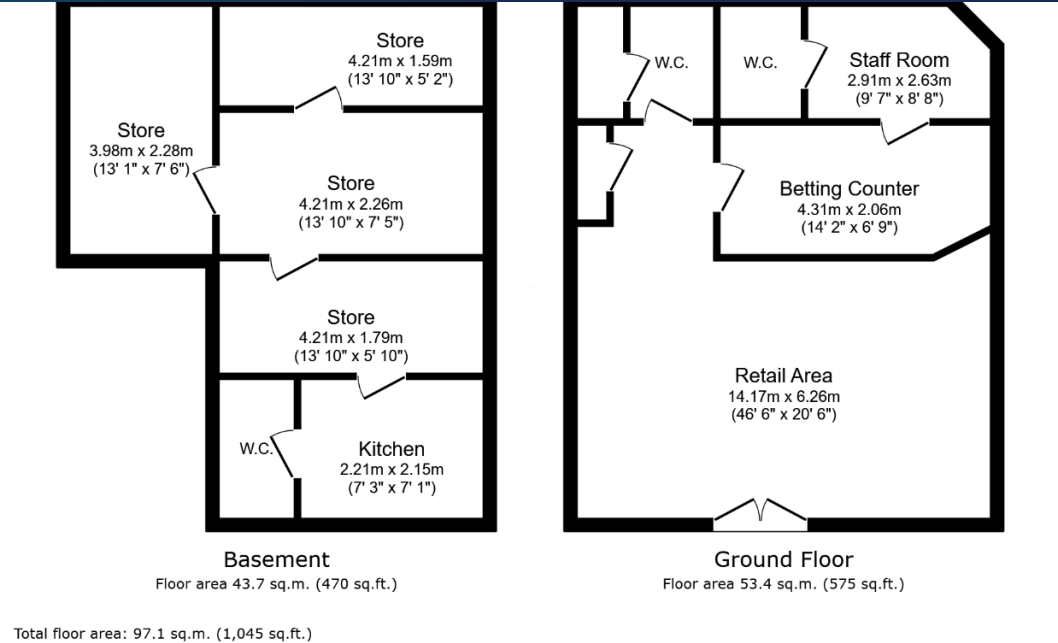
Newbottle Street serves as the principal commercial thoroughfare within Houghton-le-Spring, providing a well-established retail environment with a diverse range of local amenities. The street accommodates a strong mix of independent occupiers, including family-run businesses, alongside recognised national retailers such as Greggs and Lidl, supporting consistent pedestrian footfall and a broad local catchment.

Houghton-le-Spring is strategically positioned approximately 6 miles west of Sunderland and 7 miles north-east of Durham. The town benefits from excellent regional connectivity, with immediate access to the A690, providing direct links between Sunderland and Durham, while the nearby A1(M) offers convenient access to Newcastle upon Tyne, Gateshead and the wider North East region.









EPC RATING

D84

TERMS

Available by way of new FRI lease terms at an asking rent of £13,500 (Thirteen Thousand Five Hundred Pounds) per annum

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

Interested parties should confirm the current position with the Local Authority.

VIEWING

For all enquiries and viewing arrangements please contact as below.

CONTACT

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Bradley Hall

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