

to let



The industrial property specialists

NO.10 NEWBOTTLE STREET HOUGHTON LE SPRING DH4 4AB



- PROMINENT GROUND FLOOR SHOP WITH BASEMENT AND REAR PARKING
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSIONS
- TOTAL NIA: 66.7 M² (718 SQ FT)
- ESTABLISHED POPULAR AND BUSY LOCATION
- RENT: £10,500 PA EXC.

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The subject property is located on Newbottle Street, Houghton Le Spring.

Newbottle Street is the main shopping conurbation within Houghton le Spring which lies circa 8 miles North East of Durham and 7 miles South West of Sunderland.

The location benefits from good passing pedestrian footfall and vehicular traffic.

The surrounding occupiers consist of a mixture of retail, leisure and residential.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a ground floor retail sales area with basement stores, WC facilities and kitchen.

Access to the shop is via a single door offering an open plan sales area with rear stairs to basement.

The shop offers vinyl flooring with painted walls and suspended ceiling tiles with recessed lighting.

The basement is accessed via a stairs offering an open plan area with kitchen and WC facilities.

Access to a rear yard is via a rear door with designated parking.

ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Ground Floor Sales	32.48 m ²
Basement stores	34.22 m ²
TOTAL NIA	66.70 M² (718 SQ FT)

SERVICES

It is understood that all mains services are provided to the building, including mains electric, gas, water and drainage.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority website that the premises are assessed as follows:

RV £7,700 (April 2026)

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The property is available by way of a new Full Repairing and Insuring lease (Contracted out of the Landlord & Tenant Act 1954) for a minimum term of 5 years

with a break clause at the end of Year 3.

RENT BOND

The landlord will require a rental bond of 3 months held for the duration of the term.

RENT

The landlord is seeking a market rent of £10,500 pa. exc.

Incentives may be offered, subject to covenant and lease term.

ENERGY CERTIFICATE

D-91.

PERFORMANCE

Full details upon request.

VAT

VAT will not be chargeable on the rent.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

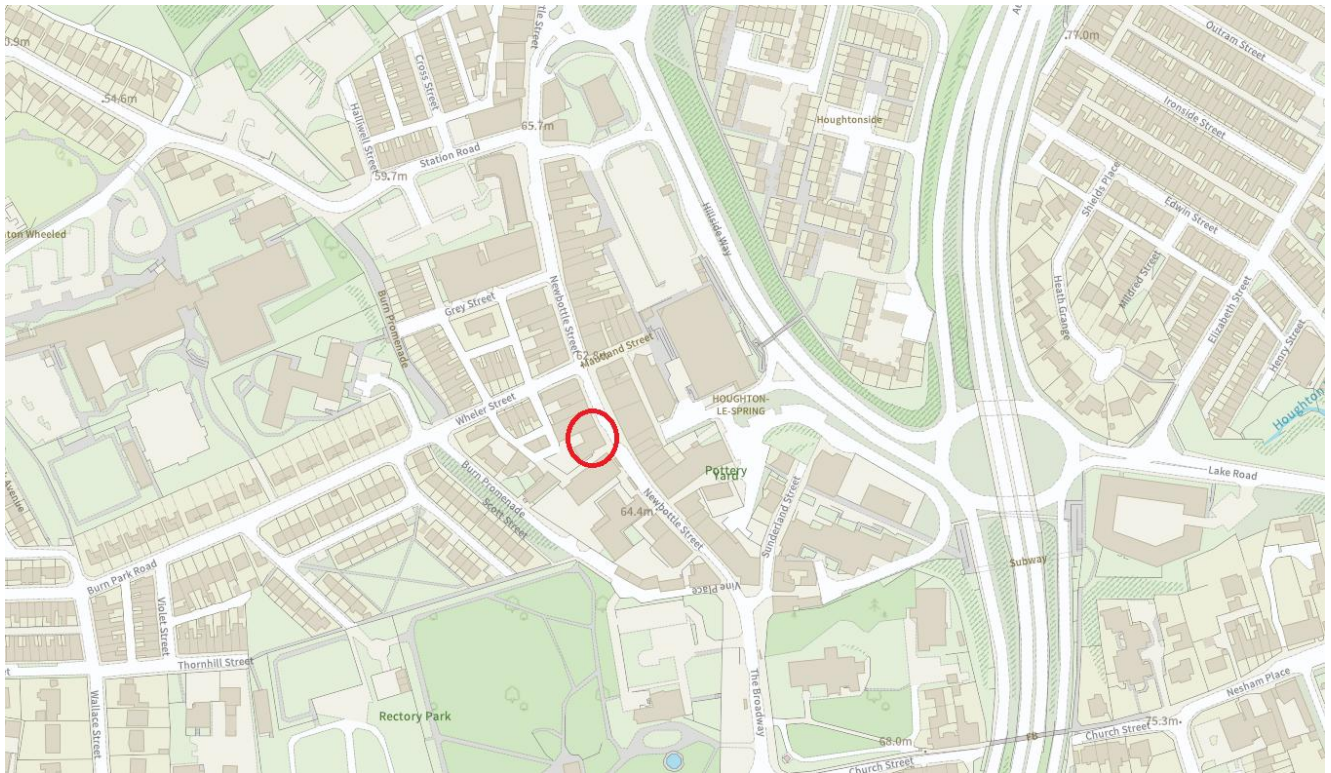
June 2026



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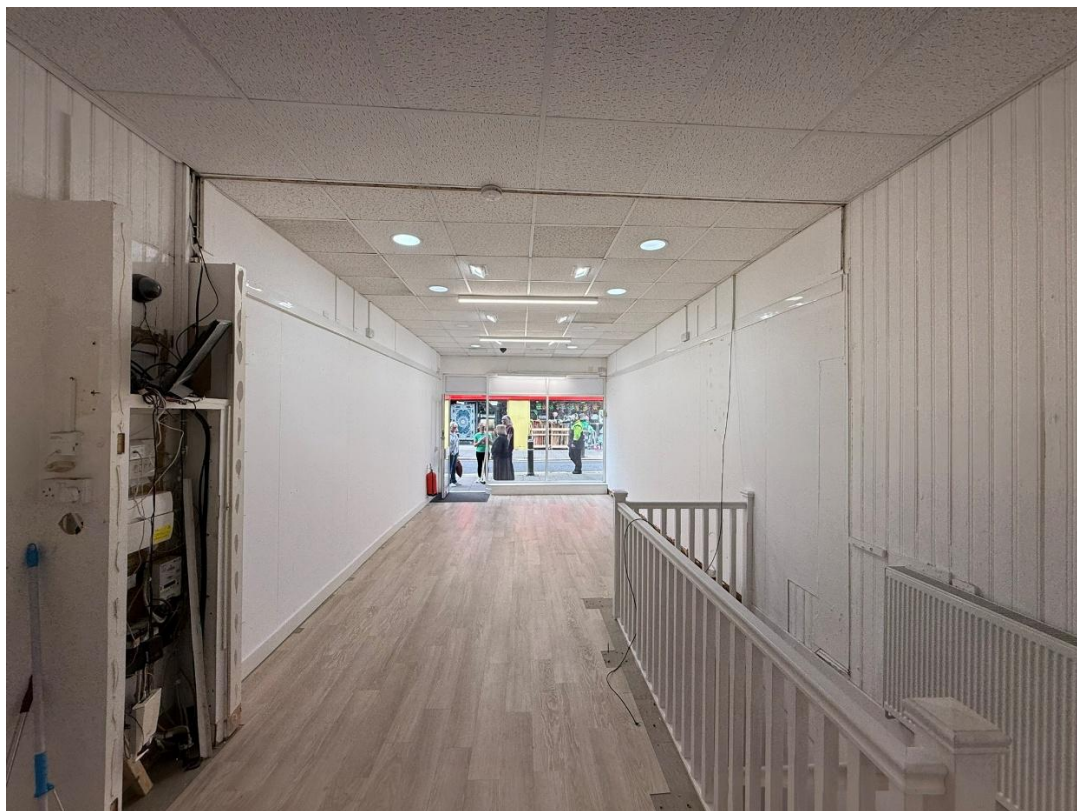


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Ground Floor Sales



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Basement Area



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