

TO LET: 38 NEWBOTTLE STREET, HOUGHTON LE SPRING DH4 4AB



- Prominent Town Centre corner position.
- Former Banking premises with good ancillary office accommodation.
- Good mix of National and local Independent Operators and nearby occupiers include Greggs, McColl's, Superdrug, Cooplands, Heron Foods and Lidl

LOCATION/SITUATION

The property is situated in a central location on prime Newbottle Street at a prominent corner location. The Town Centre hosts a good mix of both local and National retailers including Greggs, Superdrug, Heron Foods, Cooplands, Park Lane Cards, Costa and Lidl as shown on the attached location plan.

ACCOMMODATION

Arranged over ground, basement and first floors, with the following approximate dimensions and floor areas and dimensions:

Internal Width	6.95m	22' 9"
Ground Floor Area	131.5sqm	1415sqft
Basement	61.7sqm	664sqft
First Floor	81.8sqm	881sqft

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£22,500 per annum** exclusive.

EPC

The property has an Energy Performance rating of C.

BUSINESS RATES

Rateable Value £20,750

2022/2023 UBR £0.499

Estimated Rates Payable £10,354

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

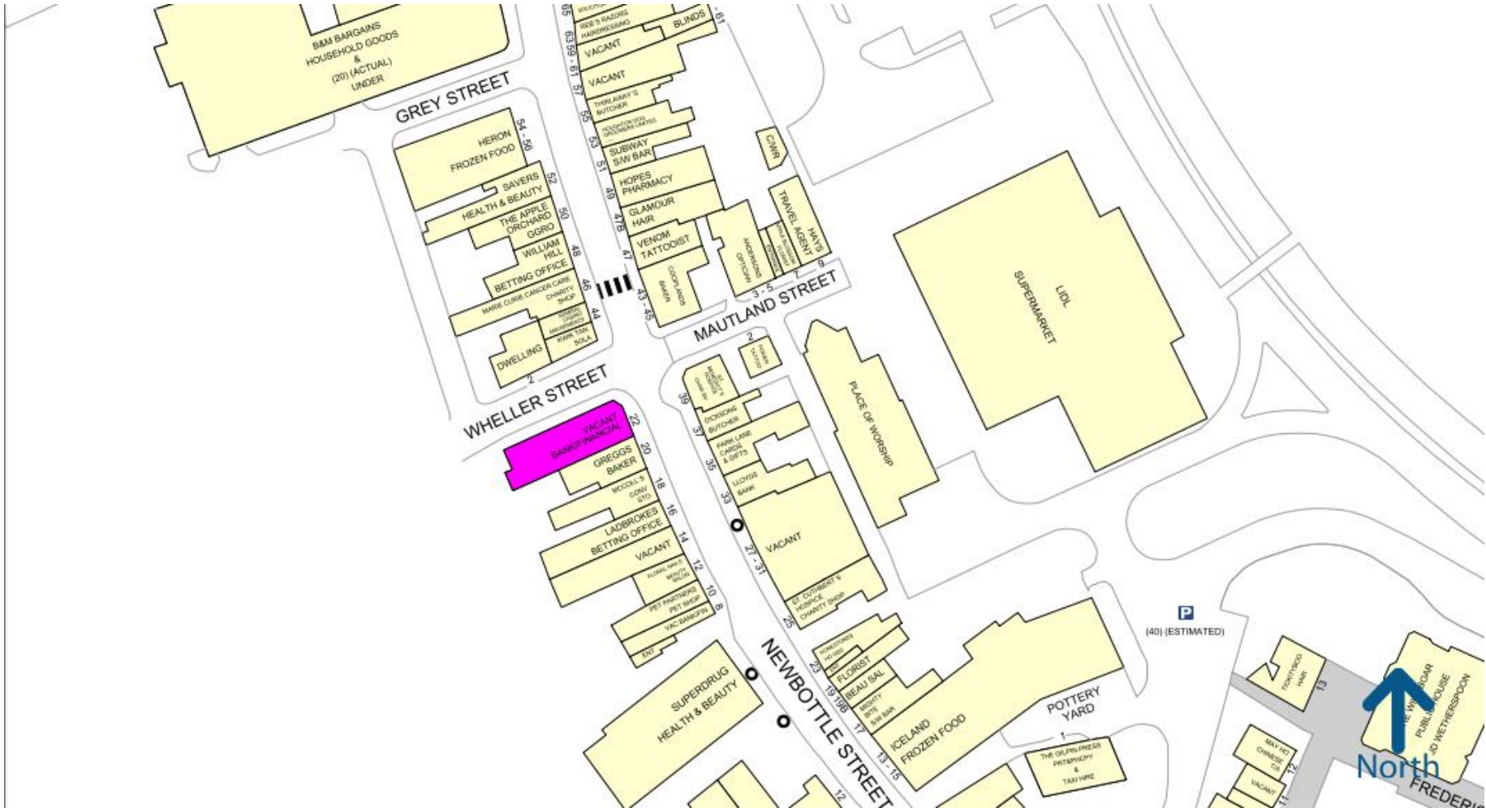
VIEWING

For enquiries, viewing, and general information, please contact @retail

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