



Retail in DH4

Newbottle Street, Houghton Le Spring,
Tyne and Wear, DH4 4AR

£90,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Prime Location
- ✓ Spacious Retail Unit
- ✓ Approximately 999 Square Feet
- ✓ Potential 9%-10% Yield Per Annum

Description

****PRIME HIGH STREET LOCATION**SPACIOUS RETAIL UNIT**SITUATED OVER TWO FLOORS**POTENTIAL RENTAL INCOME OF 9%-10% YIELD PER ANNUM****

Pattinson Estate Agent are pleased to welcome to the market this spacious retail unit, which is approximately 999 square feet and is located in the prime location of Newbottle Street in Houghton Le Spring Town Centre. The unit could be suitable for a wide variety of uses, subject to obtaining the relevant planning consent.

Formerly used as a Butchers, the property comprises open plan aspect with two good sized storage areas and a WC facilities and to the first floor there is an ancillary storage to the first floor. Externally to the rear there is gated parking facilities to the premises.

Early viewing comes highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange an appointment to view.

Price: Starting Bid £90,000

Property Type: Retail

Business Type: General Dealers

Internal Size: 999 Square Feet

Parking: Off Street

Location

Prime location: Positioned on Newbottle Street, which is in Houghton Le Spring Town Centre. Serving a sizeable local resident population and surrounding areas.



Accommodation

Ground Floor: Shop floor (24'7 x 14'2), storage cupboard one (4'5 x 8'2), storage cupboard two (9'1 x 8') and WC facility (12'5 x 4'9).

First Floor: Ancillary Storage (18'3 x 15.2)

Externally to the rear there is gated parking facilities,



Tenure

Freehold. Title number TY329236.

Expected Yield

Potential yield of 9% - 10% Per Annum

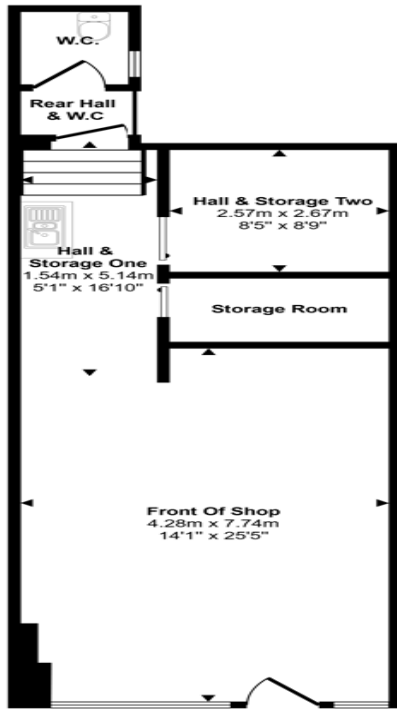
EPC

Rating C - Available on request

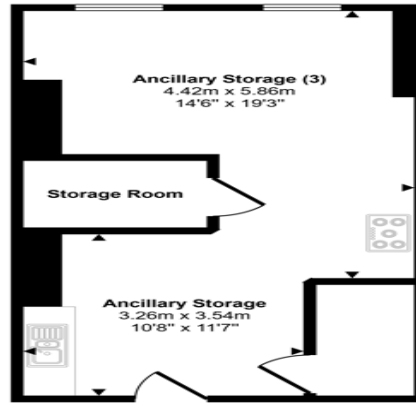
Additional

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Approx Gross Internal Area
95 sq m / 1019 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft



First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newbottle Street, Houghton Le Spring, Tyne and Wear, DH4 4AR

Contact your local branch today for more information on this property:
G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,
<https://www.gandtproperties.co.uk/>

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