



## 29 South Street, Newbottle, Houghton-le-spring DH4 4EH

- Attractive Ground Floor Former Salon
- Private Parking & On Street Parking
- Nil Premium
- Suitable for a Variety of Uses stpp
- Floor Area 53.8 sq. m. (579 sq. ft.)
- Suitable for a Variety of Uses stpp
- Available for Immediate Occupation
- Small Business Rate Relief

**Rent: £250 + vat per week**

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## Location

The unit is located on a busy road which runs through the village close to the junction of Houghton Road, South Street and Coaley Lane. Newbottle is located approximately 2 miles north of Houghton le Spring on the A182.

## Description

The unit was formally occupied by a hair and beauty salon, although it would also suit a variety of other uses subject to the correct use class.

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Salon	27.05	291.16
Beauty Room	12.38	133.25
Kitchen / W.C	3.24	34.87
Office	2.52	27.12
Beauty Room	8.63	92.89
<b>Net Internal Area</b>	<b>53.82</b>	<b>579.31</b>

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£250 + vat per week

## Costs

The ingoing tenant is responsible for any costs relating to preparation of the lease and agents costs £1,000 plus vat (£1,200 inc vat)

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £6,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Insurance

The landlord will ensure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Important Notice

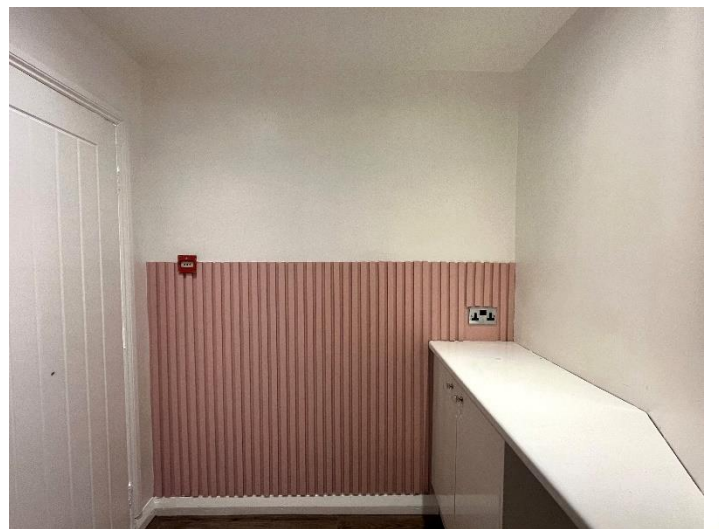
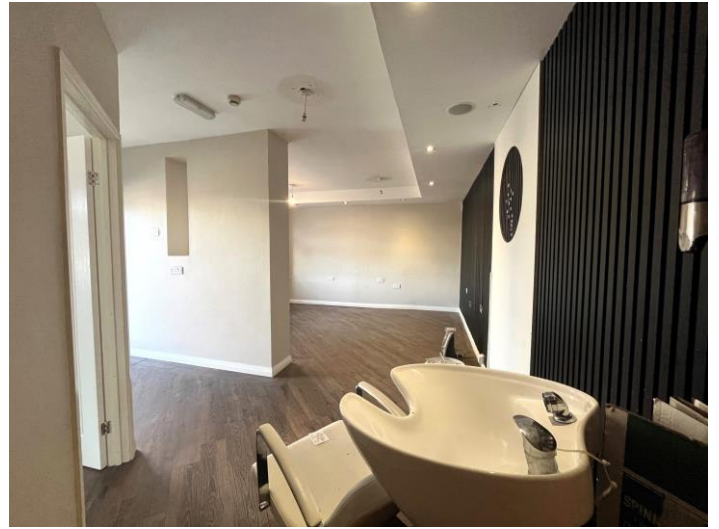
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I087 (Version 2)

Prepared: 16<sup>th</sup> September 2024



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