



45 - 47 Front Street, Fencehouses, Houghton Le Spring DH4 6LP

- Double Fronted Retail Unit with Living Accommodation
- Property Floor Area 131.15 sq.m. (1,411.74 sq.ft.)
- Refurbished Property
- Suitable for a Variety of Uses
- Electric Roller Shutters
- Main Road Location
- New Lease Terms Available

Initial Rent: £12,000 per annum

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Location

The property is situated on Front Street, Fencehouses within Houghton-le-Spring. Houghton-le-Spring is part of the City of Sunderland in the county of Tyne and Wear. It is situated equal distance between Durham and Sunderland.

The Premises

We are delighted to offer to the market this double fronted retail unit with living accommodation over the ground and first floors. It was benefitted from a full refurbishment, since the current owner took occupation in 2022.

External

There is a yard to the rear of the property.

Area	sq. m.	sq. ft.
Ground Floor		
Retail Area	46.62	501.81
Rear Retail/Store	15.89	171.03
Kitchen	7.11	76.53
Outbuilding	9097	107.31
WC	n/a	n/a
First Floor		
Bedroom 1	6.93	74.59
Bedroom 2	13.03	140.25
Bedroom 3	12.83	138.10
Landing	3.88	41.76
Bathroom	4.93	53.05
Total	131.15	1,411.74

Tenure

Leasehold

Rent

£12,000 per annum (Year 1)

Rental increase to £13,200 per annum, from Year 2

New lease terms are to be negotiated.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2022 Rating List entry is Rateable Value £7600

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.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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.
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Ref: I125

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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