



Mixed Use Investment

29-30 South Street, Newbottle, Houghton-le-spring DH4 4EH

- Two Ground Floor Retail Units & Two Flats
- Current Rental Income £25,600 per annum
- Potential Rental Income £34,600 per annum
- Three of the Four Units Tenanted
- Net Internal 222 sq. m. (2,394 sq. ft.)
- Excellent Investment Opportunity
- Private Parking

Price: £300,000 Freehold

COMMERCIAL

Location

The property 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

We are delighted to bring to the market this three storey end terrace property consisting two ground floor retail unit and 2 x first/second floor flats.

Rental Income / Tenancy

29 South Street

Tenant – Vacant

Rent – N/A (Unit being advertised at £9,000 per annum)

Lease – N/A

30 South Street

Tenant – Angels Deli

Rent - £13,000 per annum

Lease – New lease been signed

Flat 1

Tenant – Private tenant

Rent - £6,000 per annum

Lease – New 6 month AST

Flat 2

Tenant – Private tenant

Rent - £6,600 per annum

Lease – New 6 month AST

Tenure

Freehold

Price

£300,000

Vat

May be applicable on the commercial elements.

Viewing

Strictly by appointment through this office.

Rateable Value (29 South Street)

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

Rateable Value (30 South Street)

The 2024 Rating List entry is Rateable Value £4,050

Council Tax Bands

A & A

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.

Ref: I168 (Version 1)

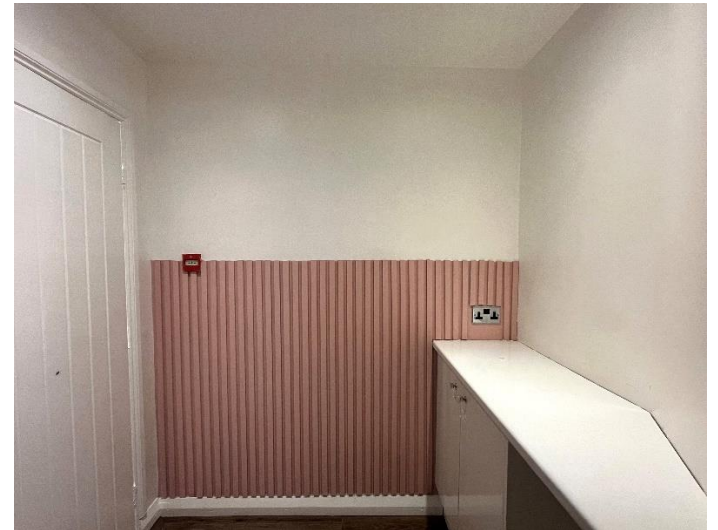
Prepared: 14th February 2025

COMMERCIAL

Floor Area

Area	Sq. m.	Sq. ft.
29 South Street		
Ground Floor		
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
Net Internal	53.82	579.31
30 South Street		
Ground Floor		
Retail / Stores	37.0	398.26
W.C	4.5	48.43
Net Internal	41.5	446.7
Flat 1		
First Floor		
Living Room	18.75	201.82
Kitchen	8.69	93.53
Bedroom	12.15	130.78
Bedroom	6.0	64.58
Bathroom	5.55	59.73
Net Internal	51.14	550.46
Flat 2		
First Floor		
Living Room	17.0	182.98
Kitchen	6.48	69.75
Bedroom	7.25	78.03
Bedroom	11.22	120.77
Bathroom	8.44	90.84
Second Floor		
Bedroom	25.62	275.77
Net internal	76.01	818.14
Total Net Internal	222.47	2,394.64

COMMERCIAL



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.

R573

COMMERCIAL



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.

R573