



- OCCUPIES PROMINENT POSITION
- EXCELLENT ROAD CONNECTIVITY TO SURROUNDING AREAS
- PREMISES HELD FREEHOLD
- VIEWING VIA THE AGENT

#### LOCATION

Houghton le Spring is situated just off the A6 90 between Durham and Sunderland with easy access to both the A1M and A19 and excellent road connectivity to the whole of the North East.

The property occupies a prominent position on Newbottle Street in an established retail area adjoining a neighbourhood centre serving a wider and significant residential catchment area.

Energy Performances Attached or to be provided.

These details were certified to be correct by the vendors of the property as at 8/11/19.

Accommodation:

No. 1A - 74 m sq (796 ft sq)

No.'s 2/3 - 82 m sq (882 ft sq)

No. 4 - 56 m sq (602 ft sq)

First/Second Floors - 440 m sq (4736 ft sq)

**Additional Information:**

1A Wheeler House – Ground floor retail – let to Print2GoGo under the terms of a lease expiring on 17/4/21 at a rental of £4,900 per annum.

2/3 Wheeler House – Let to Hegartys under the terms of a lease at a rental of £9,000 per annum.

4 Wheeler House let to Clarks Shoe Repairs under the terms of a lease expiring 22/8/23 at a rent of £8,000 per annum.

The first/second floors let Evolution Fitness (NE) Community Interest Co. under the terms of a lease expiring 27/4/20 at rental of £8,000 per annum.

Apparatus for Telecommunication Purposes let to Hutchinson 3GUK and T-Mobile (UK) Ltd (3) under the terms of a lease expiring on 31/12/21 at a rental of £5,992.06.

**TENURE:**

We understand the premises are held Freehold.

**SERVICES:**

Mains, electricity, water and drainage.

**RATEABLE VALUE/RATES PAYABLE:**

To be confirmed with Sunderland City Council.

**COSTS:**

Each party to bear their own costs incurred.

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Price: £475000

144/146 Fowler Street South Shields  
Tyne & Wear  
NE33 1PZ

Moody & Co  
Sales: 0191 4271414  
Rentals: 0191 4270335