



SITUATION

Close to the junction with Mautland Street in the heart of the town centre, adjacent to **Lloyds Bank** and nearby other multiples such as **Ladbrokes, Greggs, Iceland, Superdrug, Savers** and a variety of independent retailers. There is a **Lidl** supermarket and public car park at the rear of the property.

Houghton Le Spring lies approximately 6 miles southwest of Sunderland and approximately 6 miles northeast of Durham and benefits from good road links via the A690 and the A1(M).

PROPERTY

A mid-terrace building comprising a large **Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** on first and second floors and a further **Ground Floor Shop**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 27-31 (Ground Floor Retail Unit and First & Second Floors)	Ground Floor Retail Unit Gross Frontage 65'0" Built Depth 60'0" Area Approx. 3,437 sq ft First Floor Ancillary Area Approx. 3,303 sq ft Second Floor (not measured) Total Area Approx. 6,740 sq ft (Plus second floor)	E. Ayoubi (with Surety) t/a Bargain Village (Home Goods)	10 years from 31st January 2025	£35,000 (rising to £37,000 p.a. in January 2027)	FRI Rent Review & Tenant's Break 2030
No. 25 (Ground Floor Shop)	Gross Frontage 19'11" Built Depth 60'0" Area Approx. 748 sq ft	D. G. Adamson (with Surety) t/a Afterglow Tanning Salon	5 years from 19th September 2024	£10,000	FRI Tenant's Break 2027. £2,500 Rent Deposit held.
				Total: £45,000 (rising to £47,000 in January 2027)	

¹Not inspected by Barnett Ross. Areas taken from VOA.

Note: There is potential to convert the upper parts to Residential Use, subject to obtaining possession and the necessary consents.



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**£45,000 p.a. rising to
£47,000 p.a. in 2027**

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5858 Ref: Booky Dubiner

Email: bd@bnllaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**