



Retail in DH4

Buttsfield Terrace, Houghton Le Spring,
Tyne and Wear, DH4 7HW

£65,000 Starting Bid

On Street parking

Property features

- ✓ Excellent Investment Opportunity
- ✓ Popular Penshaw Location
- ✓ Long Term Tenant In Situ
- ✓ Achieving £4,320 Per Annum
- ✓ EPC Rating A

Key Information



EPC Rating: A

Arrange a viewing

Commercial North East

0191 737 1154

commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

****EXCELLENT INVESTMENT OPPORTUNITY**LONG TERM TENANT IN SITU**POPULAR PENSRAW LOCATION****

Pattinson Estate Agents are delighted to present to the market this this spacious retail unit, which currently utilised as a long term off licence achieving £4,320 PA, Rent review date coming up October 2026. Located in the prime location of Penshaw, Houghton Le Spring, which is in a popular residential area, with great transport links and walking distance to Herrington Country Park.

This spacious property is a brilliant investment opportunity and offers a wealth of potential, briefly comprises:- Entrance, spacious shops area with a till area, CCTV/security room, storage area, an additional storage space/kitchen and a W.C.

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Price: Starting Bid £65,000

Property Type: Retail

Business Type: Off License

Parking: On Street

Location

Located in the prime location Penshaw, Houghton Le Spring, which is at the center and a popular residential area, with great transport links and walking distance to Herrington Country Park.

Accommodation

Entrance, spacious shops area with a till area (14'2 x 31'0), CCTV/security room, storage cupboard (9'7 16'11), an additional storage cupboard/kitchen (5'8 x 10'7) and a W.C (5'10 x 5'9)

Rateable Value

Current rateable value £5,900 (April 2026 to present). Sourced from VOA.

Tenure

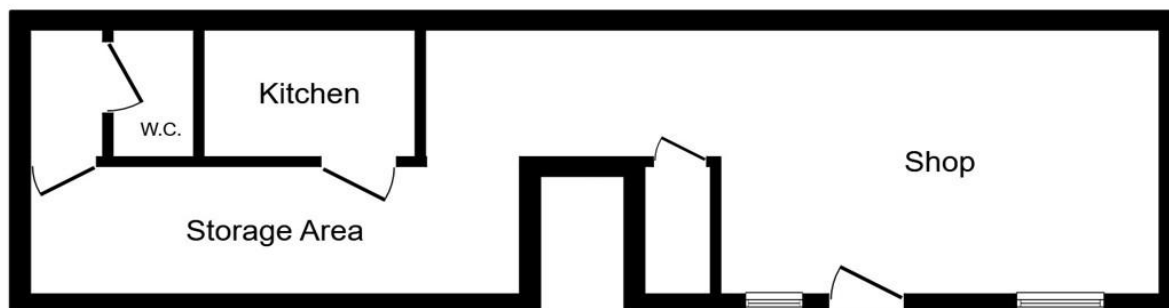
Freehold. Title number TY81789.

EPC

Available upon request. (Rating E)

Additional Information

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A	102	102
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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