



Retail in DH4

Newbottle Street, Houghton Le Spring,
Tyne and Wear, DH4 4AJ

£90,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Investment opportunity
- ✓ Freehold Title
- ✓ Ground Floor Barbers
- ✓ First Floor Hairdressers
- ✓ Generating Approximately £13,548 per annum

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****

****Fully Let Mixed-Use Investment Producing £13,548 Per Annum (Approx. 13.55% Gross Yield)****

We are delighted to present this excellent mixed-use investment opportunity, prominently positioned on Newbottle Street in the heart of Houghton-le-Spring. Offered for sale via Secure Sale online bidding, this fully let property provides an attractive, income-producing investment with established tenants and immediate rental income from completion.

The property comprises two self-contained commercial units, both occupied by long-standing businesses. The ground floor is let to a Barbers, generating an annual rental income of ****£7,308****, while the first floor is occupied by a hairdressers, producing ****£6,240**** per annum. Together, the property generates a total annual rental income of ****£13,548****, representing an attractive gross yield of approximately ****13.55%****.

The ground floor accommodation benefits from a dedicated ****kitchenette and WC****, while the ****basement** provides useful storage space****** for the commercial premises. Externally, the property also benefits from a ****fenced rear yard****, offering secure outside space.

An additional benefit of the sale is that the ****fixtures and fittings** within the first-floor premises are owned by the current vendor and will be included in the sale******, providing the purchaser with ownership of these items upon completion and adding further value to the investment.

Situated within a busy commercial parade, the property enjoys excellent visibility and strong pedestrian footfall, surrounded by a variety of established retailers, cafés and local businesses. Houghton-le-Spring benefits from excellent transport links via the A690, A19 and A1(M), providing convenient access to Sunderland, Durham and the wider North East, making it an attractive location for both businesses and investors.

This represents an excellent opportunity for investors seeking a fully occupied commercial asset with secure rental income, established tenants and strong investment returns.

****Investment Summary****

* Fully let mixed-use commercial investment.

* Annual rental income:

* (Ground Floor): £7,308 per annum**

* (First Floor): £6,240 per annum**

*Total Rental Income: £13,548 per annum**

* Approximate gross yield of ****13.55%****.

* Two long-established commercial tenants.

* Ground floor benefits from a kitchenette and separate WC.

* Basement providing useful storage space.

* Secure fenced rear yard.

* First-floor fixtures and fittings are included in the sale and will transfer to the purchaser upon completion.

* Offered for sale via Secure Sale online bidding – terms and conditions apply.

Price: Starting Bid £90,000

Property Type: Retail

Business Type: B & B's

Internal Size: 1152 Square Feet

External Size: 1152 Square Feet

Parking: Allocated

Location

The subject premises is set within Newbottle Street, Houghton le Spring. Newbottle Street is the primary retail and business centre within the area serving a sizeable local resident population and surrounding areas. The area is found off the A690 between Durham City and Sunderland and between the A1 and A19. Specifically, access to the subject premises is located adjacent to the car park to the rear of Newbottle Street.

Tenure

Freehold. Title number TY141200.

Rateable value

Current rateable value for 102 is £6,800 (1 April 2026 to present). Sourced from VOA.
Current rateable value for 102a is £4,950 (1 April 2026 to present). Sourced from VOA.

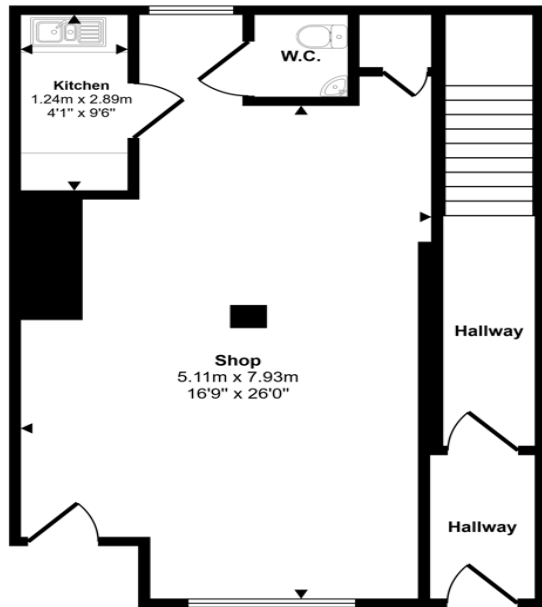
EPC

Available upon request.
(EPC rating for both is C).

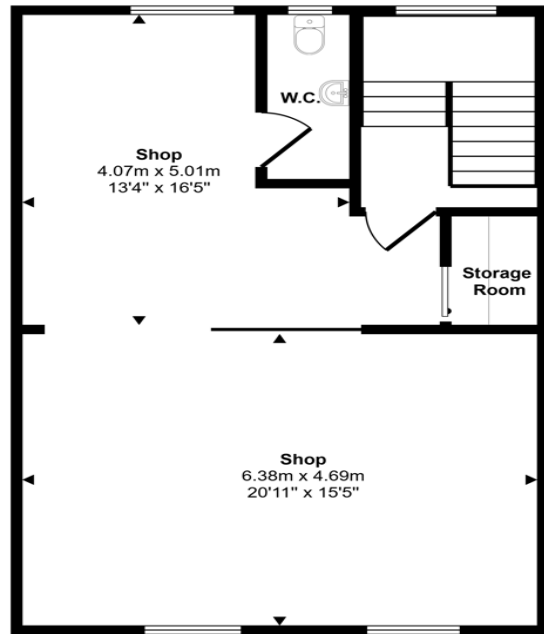
Additional Information

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.

Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor
Approx 58 sq m / 620 sq ft



First Floor
Approx 63 sq m / 675 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newbottle Street, Houghton Le Spring, Tyne and Wear, DH4 4AJ

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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