



Retail in DH5

Front Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9PF

£330,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Mixed use property
- ✓ Prime investment opportunity
- ✓ Prime Location
- ✓ Commercial Units
- ✓ Residential Apartments

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.

We are pleased to offer for Sale: Mixed-Use Building with Prime Investment Opportunity

We are pleased to offer for sale this well-maintained mixed-use building in the heart of Hetton-le-Hole, Houghton-le-Spring. This property represents a fantastic investment opportunity, comprising of three leased commercial ground floor units and four separate, fully tenanted one-bedroom apartments.

Key Features:

Prime Location: Situated on Front Street, a well-established and bustling location in Hetton-le-Hole, with excellent access to local amenities, public transport links, and surrounding areas.

Commercial Units: Three ground-floor commercial spaces, each leased to reliable tenants. These units provide steady rental income and are ideal for a range of business purposes.

Residential Apartments: Four self-contained, one-bedroom apartments. Each apartment is well-appointed and offers a comfortable living space for tenants, ensuring continued demand and steady rental returns.

This is a highly attractive opportunity for investors looking for a mixed-use property with excellent potential for capital growth and consistent cash flow.

For more information or to arrange a viewing, please contact us today.

Price: Starting Bid £330,000

Property Type: Retail

Business Type: B & B's

Internal Size: 1000 Square Feet

External Size: 1000 Square Feet

Parking: Allocated

Location

The subject property is located within Front Street, in Hetton Le Hole, Tyne and Wear. The location is provided with easy access to the rest of the region with both the A1 and A19 within close proximate, including Durham city centre approximately six and a half miles South West.

Tenure

Freehold. Title number TY118814.

Council Tax

All flats band A.

Rateable Value

- 27: The current rateable value is £5,200 (1 April 2023 to present).
- 28: The current rateable value is £5,000 (1 April 2023 to present).
- 28: The current rateable value is £3,550 (1 April 2023 to present).

Sourced from VOA.

EPC

- 27: We are currently awaiting a copy of the energy performance certificate.
- 28: We are currently awaiting a copy of the energy performance certificate.
- 29: We are currently awaiting a copy of the energy performance certificate.
- 27a: Available upon request (rating E).
- 29a: Available upon request (rating D).
- 29b: Available upon request (rating D).
- 29c: Available upon request (rating E).
- 29d: Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@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.



Ground Floor
Floor area
3.1 m²
(33
sq.ft.)



Floor area 38.1 m² (410
sq.ft.)



Second Floor
Floor area 20.0 m²
(215 sq.ft.)



Commercial Unit
Floor area 101.8 m² (1,096 sq.ft.)

TOTAL: 163.0 m² (1,754 sq.ft.)

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

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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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