



Retail in DH4

North View Terrace, Colliery Row,
Houghton Le Spring, Tyne and Wear, DH4
5NN

£80,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Mixed Use Property
- ✓ 3 Bedroom upper flat
- ✓ Ground floor retail unit
- ✓ Desirable location
- ✓ EPC Rating E

Key Information

- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

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.

Pattinson estate agents are delighted to bring to the market this versatile freehold property located in the established area of Colliery Row, Houghton Le Spring.

This unique building offers an excellent opportunity for investors, developers, or owner-occupiers, featuring a spacious upper-floor residential flat alongside a ground-floor commercial retail unit with significant development potential.

Property Overview

Upper Floor: Spacious 3-bedroom residential flat.

Ground Floor: Former retail unit with prominent street frontage.

Planning Status: Approved planning permission to convert the ground floor back into a 2 bedroom residential dwelling.

Tenure: Freehold.

Accommodation

Ground Floor Retail Unit

Previously operated as a local retail shop, this space comprises a main sales area, rear storage/preparation rooms, and W.C. facilities. The unit benefits from excellent visibility and a high volume of local passing traffic. Under the current planning approval, this space can be seamlessly converted back into a residential unit, making it ideal for a high-yield dual-income investment or conversion into a large single-family home.

First Floor Flat

A well-proportioned upper flat accessed via a separate entrance. The living accommodation briefly comprises:

Entrance stairwell

Generous living room

Fitted kitchen

Three bedrooms

Family bathroom

Externally

The property benefits from a separate detached garage which has been previously rented out for vehicle storage.

Location

Situated on North View Terrace in Colliery Row, the property is well-positioned within a established residential and commercial pocket of Houghton Le Spring (DH4). It enjoys excellent transport links via the A182 and A690, providing easy access to Sunderland, Durham, and Newcastle city centres. Local amenities, schools, and public transport links are all within walking distance

Viewing Arrangements

Viewing is strictly by appointment only through Pattinson Commercial.

Please contact our Sunderland team to arrange a viewing or to request further details regarding the planning documentation.

Price: Starting Bid £80,000

Property Type: Retail

Business Type: Residential Investments

Internal Size: 1550 Square Feet

External Size: 1550 Square Feet

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Location

The subject property is located along North View Terrace in Houghton-le-Spring. It is close to all local amenities and has excellent transport links. Sunderland City Centre is approximately 8 miles from the property and Newcastle City Centre is situated roughly 14 miles away.

Tenure

Freehold: Title number TY455884.

EPC

Rating D. Available upon request.


Rateable Value

The adopted rateable value is £3,250 as of the 1st April 2023. Sourced from VOA.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(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:

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