

Retail in DH4

Mill Pit, Houghton Le Spring, Tyne and Wear, DH4 4JT

£60,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Ground floor retail/commercial
- Prominent shop frontage
- Rear store room and WC facilities
- First floor one-bedroom flat
- Secure gated external area

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.

An excellent opportunity to acquire a mixed-use property comprising a ground floor commercial unit with self-contained residential accommodation above, located in a well-established area of Houghton Le Spring.

The ground floor offers a versatile retail space with a prominent shop frontage, providing good visibility and natural light. Internally, the unit benefits from a main sales area, a rear room suitable for storage or ancillary use, as well as a WC and additional storage facilities. The layout is well-suited to a variety of business uses (subject to any necessary consents).

To the first floor, the property comprises a self-contained one-bedroom residential flat. The accommodation provides comfortable living space, ideal for an owner-occupier or as a rental investment, and includes a bedroom, living area, kitchen, and bathroom facilities. We are advised the flat is currently tenanted generating £600 pcm.

Externally, the property benefits from secure gated access, offering added security and potential for private parking or yard space.

This property presents an ideal opportunity for investors or owner-occupiers seeking a combined commercial and residential premises in a convenient location.

Key Features:

- Ground floor retail/commercial unit

- Prominent shop frontage

- Rear store room and WC facilities

- First floor one-bedroom flat

- Secure gated external area

- Suitable for a range of uses (STP)

- Mixed-use investment opportunity

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

Price: Starting Bid £60,000

Property Type: Retail

Business Type: General Dealers

Internal Size: 1238 Square Feet

External Size: 1238 Square Feet

Parking: Allocated

Location

The subject property is prominently located along Mill Pit, Houghton Le Spring. The property is well located being in a prominent residential area while also being close to local amenities and transport links.

Accommodation

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Council Tax

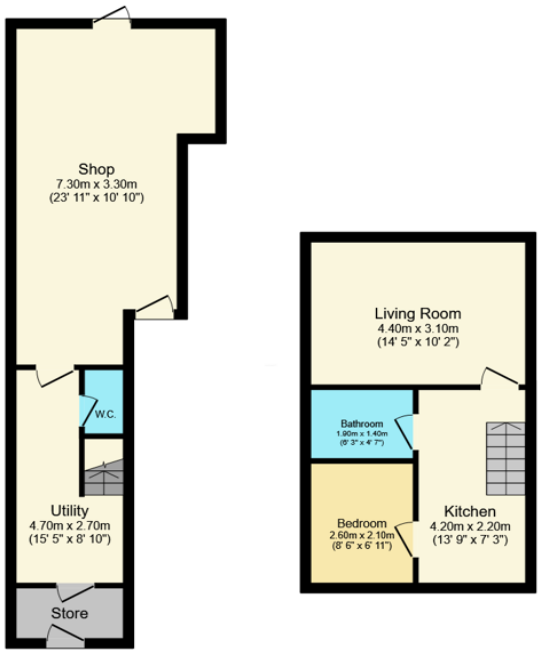
Band A

EPC

Both available upon request.

Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial.ne@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment



Ground Floor
Floor area 37.6 sq.m. (405 sq.ft.)

Upper Studio flat
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 70.2 sq.m. (756 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

Mill Pit, Houghton Le Spring, Tyne and Wear, DH4 4JT

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

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