



## 15 Princes Street, Shiny Row, Houghton-le-Spring DH4 4RD

- Vacant Ground Floor Retail Unit & Tenanted First Floor Two Bed Flat
- Retail Unit 68.5 sq. m. (737 sq. ft.) / Flat 54.8 sq. m. (590 sq. ft.)
- Rental Income from Flat £5,940 per annum
- Substantial Two Storey Detached Property
- Large Yard to Rear & Parking to Front
- Excellent Investment Opportunity
- Prominent Main Road Position
- Recently Undergone a Full Renovation / Refurbishment
- Bifold Doors, Under Floor Heating, Electric Roller Shutters
- Planning Granted for Large Ground Floor Extension to Rear

**Price: £190,000 Freehold**

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## Location

The property is located on Princes Street, Shiney Row. Conveniently located within a short commute to Houghton-le-Spring, Chester-le-Street and Washington. The business enjoys excellent passing trade being on the main route through Shiney Row with easy parking directly outside the business.

## Description

The property is a detached two storey brick build building with a pitched roof. The ground floor retail unit is predominantly open plan with office, stores and W/C. It was formally occupied by our vendor who ran a kitchen and bathroom business but is being sold with vacant possession. It is presented to a high standard with bifold doors, under floor heating, LED spot lights and much more. Some of the fixtures and fitting i.e. display kitchens are not included in the sale.

The two bedroom flat is located via a separate private entrance via a stairwell to the side of the building. Inside is an open plan kitchen/living room, two bedrooms and bathroom. It is currently tenanted on a 6 months rolling AST. It is also presented to a very high standard.

## External

To the front of the property is private parking and to the rear is a large open yard.

| Area                  | Sq. m.        | Sq. ft.         |
|-----------------------|---------------|-----------------|
| <b>Retail Unit</b>    |               |                 |
| Ground Floor          |               |                 |
| Retail Area           | 53.76         | 578.66          |
| Office                | 8.66          | 93.21           |
| Store                 | 2.41          | 25.94           |
| W/C                   | 3.67          | 39.50           |
| <b>Total</b>          | <b>68.5</b>   | <b>737.32</b>   |
|                       |               |                 |
| <b>Flat</b>           |               |                 |
| First Floor           |               |                 |
| Living Room / Kitchen | 28.27         | 304.29          |
| Bedroom               | 11.12         | 119.69          |
| Bedroom               | 9.68          | 104.19          |
| Bathroom              | 5.78          | 62.21           |
| <b>Total</b>          | <b>54.85</b>  | <b>590.40</b>   |
|                       |               |                 |
| <b>Net Internal</b>   | <b>123.35</b> | <b>1,327.72</b> |

## Rental Income / Tenants

### Ground Floor Retail

Vacant possession

### First Floor Flat

Tenant – Private

£5,940 per annum

6 month AST rolling

## Planning Permission

19/01603/FUL | Application for the installation of new shop front, render to front elevation, single storey rear extension, installation of staircase and door to side elevation and demolition of rear outbuilding and gates to create parking area. | 15 Princes Street Shiney Row Houghton-le-Spring DH4 4RD. (Most of the planning has been carried out, except the rear ground floor extension).

## Price

£190,000

## Tenure

Freehold

## Viewing

Strictly by appointment through this office.

## Rateable Value (15 Princes Street)

The 2024 Rating List entry is Rateable Value £8,300

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax Band

Band A

## Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: I003 (Version 1)

Prepared: 29<sup>th</sup> April 2024



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