

- Two storey retail unit to let
- Suitable for a variety of uses (no Phone or vape stores)
- Net internal area 974 sq. ft. (90.5 sq. m.)
- Nearby occupiers include Lidl, Subway and Heron Foods
- Secure rear parking & loading area to rear
- Busy high street with strong pedestrian footfall
- Qualifies for small business rates relief potential



**55 Newbottle Street,  
Houghton Le Spring DH4 4AR**

**Rent: £8,000 per annum**

**ROOK  
MATTHEWS  
SAYER**



### **Location**

55 Newbottle Street occupies a prominent position within the heart of Houghton-le-Spring town centre, approximately 7 miles south-west of Sunderland and 8 miles east of Durham. The area benefits from excellent road connectivity via the A690 and A1(M), together with regular public transport links serving the wider region. The property is situated on a busy and established retail high street with strong pedestrian footfall and a mix of national and independent occupiers nearby.

Surrounding retailers include Subway, Heron Foods, B&M, Savers and Domino's, all contributing to consistent customer activity throughout the day. Directly to the rear of the property is a Lidl supermarket, providing additional footfall and enhancing the overall retail offering within the immediate vicinity. The location serves a substantial residential catchment and is considered suitable for a variety of retail, leisure and service-based occupiers.

### **Description**

An excellent opportunity to lease a mid-terrace retail premises situated in a prominent town centre position on Newbottle Street, benefiting from strong passing footfall and nearby national occupiers including Lidl and Subway. Previously occupied as a butcher's shop, the property would suit a variety of retail, café, takeaway, beauty, office, studio or service-based uses (subject to any necessary consents).

The accommodation extends over two floors and benefits from a spacious open-plan retail sales area to the ground floor with WC facilities and additional first floor accommodation suitable for storage, office or staff use. Externally, the property benefits from a secure rear yard/parking area with gated access providing valuable off-street parking, servicing and loading facilities.

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER

### Floor Area

**Ground Floor:** 54.5 sq. m. (586.63 sq. ft.)

**First Floor:** 36 sq. m. (387.5 sq. ft.)

**Net Internal:** 90.5 (974.13 sq. ft)

### Rent

£8,000 per annum

### Lease Terms

Leasehold - The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to contract and satisfactory references. Further details are available upon request.

### Insurance

The landlord will insure the site and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

### Rateable Value

The 2026 Rating List entry is Rateable Value £8,200

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.



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



#### EPC Rating

C

#### Viewing Arrangements

Strictly by appointment through this office.

#### Information Notice

1. 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.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I467 (Version 1)

Prepared 15<sup>th</sup> May 2026

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

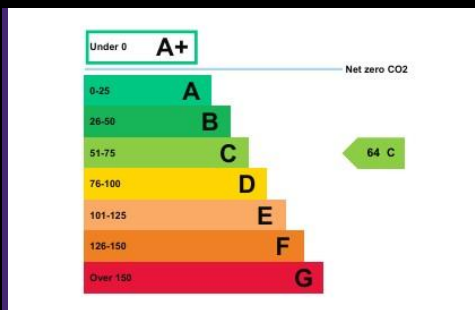




[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

ROOK  
MATTHEWS  
SAYER