



### SITUATION

Located in the main retail thoroughfare of the town centre amongst such multiples as **Superdrug, McColls, Lloyds Bank, Greggs, Ladbrokes** and a host of local traders.

Houghton-le-Spring lies approx. 6 miles south-west of Sunderland and approx. 6 miles north-east of Durham and benefits from good road links via the A690 and the A1(M).

### PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	14'10"
Internal Width	13'7"
narrowing to	9'9"
Shop Depth	21'7"
Built Depth	40'5"

#### First Floor Store

Area	Approx. 385 sq ft
Kitchen, Shower/WC	

### TENANCY

The entire property is let on a full repairing and insuring lease to **K. Yildirim as a Barbers** for a term of 10 years from 10th September 2014 at a current rent of **£6,250 per annum** exclusive.

**Rent Review September 2019**

**£6,250** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Joshua Platt**

### Vendor's Solicitors

Spratt Endicott Solicitors  
Tel: 01295 204 000 Ref: Ben Madden  
Email: [bmadden@se-law.co.uk](mailto:bmadden@se-law.co.uk)

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**