

FOR SALE MIXED USE INVESTMENT

1-7 Front Street, Fencehouses,
Houghton le Spring, DH4 6LR

- Mixed use investment
- Total passing rent of £48,520.16
- Prominent front street location
- Long term residential tenants
- Gross yield of 11.15%

Guide Price £435,000

BradleyHall



LOCATION

The subject property is located on Front Street in Fencehouses. Front Street is the main linear retailing street running through the centre of the village and the properties are situated on the east side just past the junction between Front Street and the A1052.

Fencehouses is a small village within the Parish of Houghton le Spring on the edge of the City of Sunderland. Accessible within a short commute to the A1M, A690 and A19 trunk roads provide access to Durham City and Sunderland.

DESCRIPTION

The subject property is of brick construction beneath pitched slate roof and comprises 4 retail units and 4 apartments on the upper floors. 1 Front Street occupies a corner position of the junction of Front Street and North View Terrace whilst the remainder of the block fronts onto Front Street.

The retail units comprise front sales area with storage to the rear and glazed frontages. There is car parking immediately available to the front and rear of the parade. Each commercial tenant has invested heavily in terms of fit out and built up well established local businesses with solid reputations.

The residential premises provide 1-bedroom apartments with bathroom, kitchen and living area accessed from the rear external staircase.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition. The measurements referred to above are the approximate gross internal areas.

Unit	M ²	Ft ²
1	158.5	1,725
1a	102.9	1,120
3	45.5	495
3a	44	473
5	58.4	635
5a	48	516
7	62.7	683
7a	51	549
Total	575.63	6,196



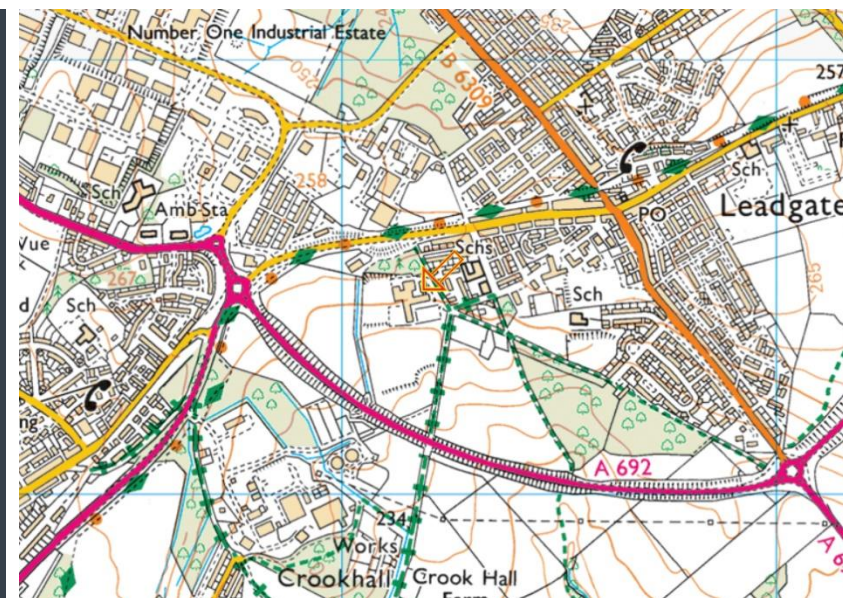
0.5 mile from A692
9.7 miles from A1(M)
11.8 miles from
Durham Railway
Station



Leadgate Primary
School
St Joseph's Primary
School



17 miles from
Newcastle
International Airport
15 miles from
Newcastle city centre



VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

EPC Rating

1	D98
1a	E46
3	D87
3a	D60
5	TBC
5a	E50
7	C54
7a	E48

TENANCY INFORMATION

Property	Lease Start	Term	Rent (PAX)
1 (Café)	01/08/22	5 years	£7,200
1a (Residential)	01/08/22	3 years	£7,200
3 (Dog Café)	03/05/17	3 years	£5,500.08
3a (Residential)	01/04/17	Periodic	£4,420.08
5 (Pet Shop)	22/06/22	3 years	£6,000
5a (Residential)	19/10/19	Periodic	£4,800
7 (Hairdresser)	01/10/19	5 years	£8,000
7a (Residential)	01/06/18	Periodic	£5,400
Total			£48,820.16

TERMS

The total passing rent of all the units is £48,520.16. At a purchase price of £435,000 this reflects a gross yield of 11.15%

CONTACT US

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IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.