

## retail in DH4

Morton Crescent, Fencehouses, Houghton le  
Tyne and Wear, DH4 6AD

**£125,000** Starting Bid

- ✓ Three storey mixed use property
- ✓ Freehold and business for sale
- ✓ 2x self-contained retail units
- ✓ Upper floors three bed maisonette
- ✓ Established beauty salon business
- ✓ Fully fitted and equipped to trade from

PATTINSON  
AUCTION



## Summary

- Property Type: Retail - Parking: Allocated Price: £125,000

## Description

FOR SALE BY AUCTION: terms and conditions apply.

We are pleased to offer to auction this unique end terrace mixed commercial and residential property, prominently positioned on the corner of Morton Crescent, Fencehouses, Houghton Le Spring. The ground floor comprises 2no. self-contained retail units; one was previously office/retail space, and the other is currently still in use as a beauty and tanning salon. To the first floor and second floors is a deceptively large, quirky three bedroom maisonette, which must be viewed to be appreciated. The salon and maisonette are currently owner occupied, where they run a very established business named 'La Belle' which is to be included in the sale. There is the option for a buyer to extend the salon through to the other unit if desired (subject to planning), or to let out the vacant unit to generate extra income. This lot offers an excellent opportunity for use as a multi-use investment property, or as an ideal owner occupier business opportunity. We thoroughly recommend viewing the property to fully grasp its potential.

## Location

The subject property is prominently located on the corner of Morton Crescent, Fencehouses, just next to the Jet garage and opposite the Nisa Local. Fencehouses is a village located around 2 miles west of Houghton Le Spring, County Durham, with good access to the region provided by the A1 and A19 closeby. Fencehouses is made up of mainly residential estates, with a number of different commercial premises and businesses also providing a level of services and facilities within the local area.

## Commercial Accommodation

Retail unit one:

Main sales area to the front

2x treatment rooms

Kitchen

W.C.

Retail unit two:

Main sales area to the front

Office/storage space

Kitchen

W.C.

NIA

## Residential Accommodation

Entrance hall with stairs leading to:

Landing with storage cupboard.

Living room with stone fireplace, double glazed bay window and radiator, leading to:

Dining room with stone fireplace, radiator and double glazed windows.

Fitted kitchen/breakfast room with double glazed window and radiator, sink with draining board and mixer tap, gas cooker, washing machine.

Full white bathroom suite with low level W.C., wash hand basin, shower cubicle and large corner bath. Radiator and double glazed window.

Bedroom one with fitted wardrobes and double glazed window.

Loft room one with 2x velux windows, 2x radiators and fitted wardrobes. Accessed from living room.

Loft room two with velux window and spot lighting.

## Business Details

The subject business is currently trading in the left hand side unit as La Belle, an established beauty and tanning salon. La Belle was established back in 2004 and has been successfully trading since, building a large selection of loyal regular customers. The business has an established online presence, with its own website and Facebook page and great online reviews. The unit is fully fitted and equipped for purpose, and all of this is to be included in the sale. Accounts can be made available upon serious enquiry.

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## Tenure

Freehold. Title number DU275683.

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## Rateable Value

The adopted rateable value is £1,250 as of 1st April 2017.  
Sourced from VOA.

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## EPC

Both available upon request.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Morton Crescent, Fencehouses, Houghton le Spring, Tyne and Wear, DH4 6AD

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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