



For Sale

Retail/Lock-up Premises

Unit 4, 48 Lower Dundas Street
Sunderland
SR6 0BD

- Suburban lock up shop unit
- Arranged over 2 floors
- Ground floor 592 ft (55 m2)
- First floor 500 ft2 (46.45 m2)
- Formerly occupied by motorcycle retailer
- Close to St Peters Campus

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Lower Dundas Street is located just off Dame Dorothy Street and Church Street immediately on the Northern Bank of the River Wear approximately 1.5 miles North of Sunderland City Centre. The premises are within walking distance of Sunderland University's St Peter's Campus and the National Glass Centre and close to a number of new build student apartment developments.

Description

The premises are arranged over ground and first floor having been occupied for a number of years by a motorcycle retailer. **The property is in need of refurbishment which has been reflected in the asking price.**

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor			
Sales Area	Internal Width	14'2"	4.34
	Max Sales Depth	44'4"	13.51
	Sales Area	592	55.00
First Floor			
Stores/WC		500	46.45

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£55,000 (fifty-five thousand pounds)**

Leasehold

Our client may consider a lease of the premises. Further details on request

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£2,950**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3881

EPC

Awaiting Information