



For Sale

Retail Premises

1 Maritime Terrace
Sunderland
SR1 3JT

- Former Greggs part fitted
- Food use opportunity
- Prominent secondary location close to prime shopping
- Sales 749 ft² (69.5m²)
- Ancillary 413 ft² (38.4m²)
- Rare Freehold Opportunity

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

Location

Maritime Terrace is a busy pedestrianised city centre retail location linking Blandford Street and Crowtree Road close to the entrance to The Bridges Shopping Centre. A number of National and Regional Traders are represented nearby including TK Maxx, Dicksons Butchers, Home Bargains and Cooplands Bakers.

Description

The property comprises ground floor sales, together with first floor ancillary. The property comprises a former Greggs unit and is still part fitted and would suit a similar use.

Accommodation

The property briefly comprises as follows:-

| | | ft2 | m2 |
|---------------------|-----------|----------|-------|
| Ground Floor | ft | m | |
| Sales Area | | | |
| Internal Width | 14'4" | 4.38 | |
| Widening to | 19'1" | 5.82 | |
| Sales Depth | 43'10 | 13.1 | |
| Sales Area | | 749 | 69.58 |
| WC | | | |
| First Floor | | | |
| Stores | | 413 | 38.37 |

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£130,000 (one hundred and thirty thousand pounds)**

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@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 **£20,750**. 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.

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

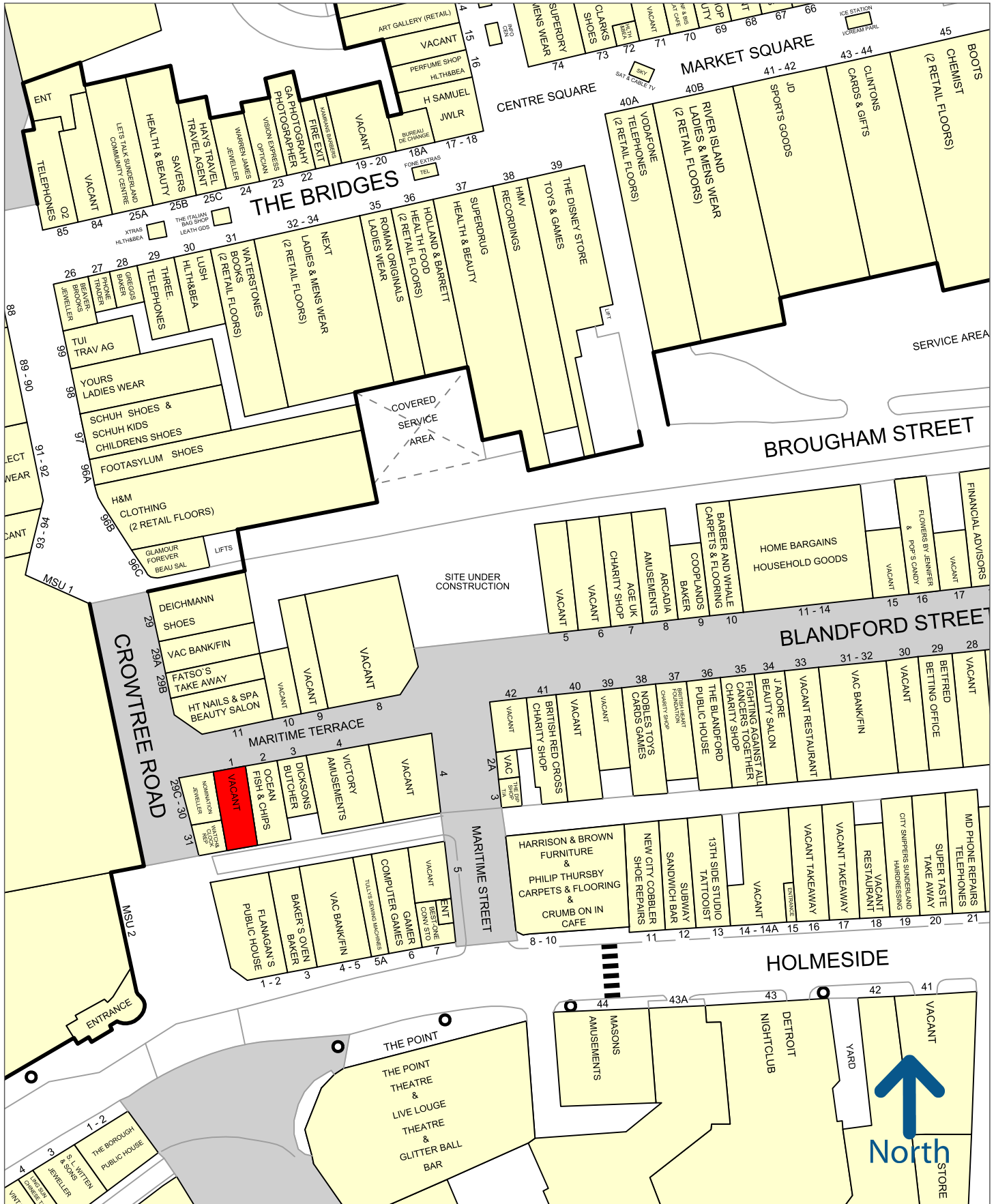
C3887

EPC

Energy Rating C

Internal





50 metres

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