

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



# To Let

## **Retail Premises**

Ground Floor 17 Blandford Street Sunderland SR1 3JP

- City Centre retail premises with 2 parking spaces
- Former travel agents
- Pedestrianised location
- · Adjacent to Home Bargains
- Sales area 421 ft2 (39.11m2) plus store 131 ft2 (12.17 m2)
- · Heron Foods and Betfred nearby

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





#### Location

Blandford Street is a secondary pedestrianised City Centre retailing location linking Waterloo Place with Crowtree Road and Park Lane where the entrance to The Bridges Shopping Centre is located. A number of national traders are represented nearby including Home Bargains, Heron Foods and Betfred. The location of the property is shown on the attached Goad Plan.

#### **Description**

The compact property is arranged over ground floor only having been occupied by Courtney Airsavers for many years and unusually includes 2 car parking spaces to the rear.

#### **Accommodation**

The property briefly comprises as follows:-

				ft2	m2
<b>Ground Floor</b>		ft	m		
Sales Area	Max Internal Width	15'10"	4.60		
	Max Sales Depth	28'11"	8.56		
	Sales Area			421	39.11
Store				131	12.17
WC					
Externally					
2 Parking spaces to rear					

#### **Tenure**

A new Lease is available at a commencing annual rental of £12,000 for a term of years to be agreed (minimum 3 years) on Tenant Internal Repairing and Insuring terms subject to 3 yearly Rent Reviews.

#### 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**

No VAT chargeable.

#### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is £13,250. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

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** C3880 **EPC** Awaiting information

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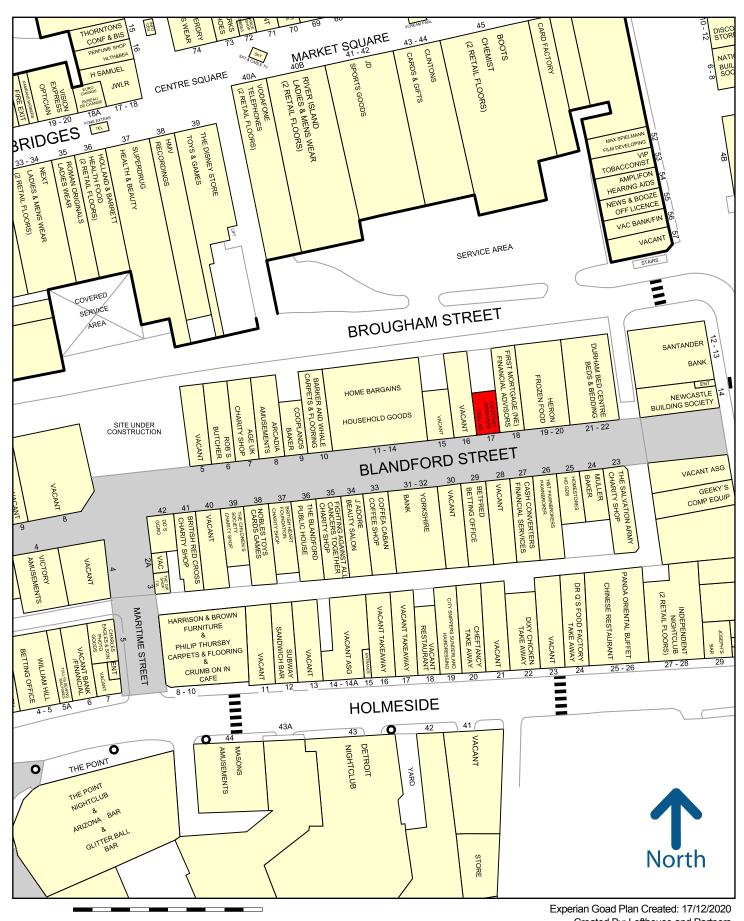
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