



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:-

| | | ft | m | ft2 | m2 |
|---------------------|--------------------------|-----------|----------|-----|-------|
| Ground Floor | | 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

