



# For Sale

## Shop and 3 bed house

115/117 Fulwell Road  
Fulwell  
Sunderland  
SR6 9QP

- Rare Freehold Opportunity
- Prominently situated opposite entrance to Redby School
- Sales Shop suitable for a number of uses
- Separate 3 bedroomed living accommodation
- Rear Yard plus Garage
- Investment Potential

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

### Location

The property is prominently situated in the heart of Fulwell on Fulwell Road at its junction with Moray Street opposite the entrance road to Redby School. Other nearby occupiers include Fulwell Tandoori, Redby Florist and Redby Community Centre. Fulwell is a popular suburb of Sunderland situated on the North Side of the River Wear close to the coast.

### Description

End Terraced property of traditional construction comprising a compact retail unit with separate 3 bed roomed living accommodation. The shop comprises a sales area together with kitchenette and rear storage room with access to the rear yard. The living accommodation which has its own entrance comprises a hallway which leads through to a ground floor kitchen and dining room together with access to the rear yard. On the first floor there is a large lounge together with 3 bedrooms and a family bathroom. On the landing is a drop down ladder providing access to a second floor room which could provide a 4<sup>th</sup> bedroom. The accommodation is gas centrally heated and has UPVC Double Glazing.

Externally there is a small forecourt to the front and to the rear is an enclosed yard together with a single car garage.

### Accommodation

The property briefly comprises as follows:-

Ground Floor Shop	
Sales Area	<b>400</b> 37.2m <sup>2</sup>
Ancillary	<b>ft<sup>2</sup></b>
	<b>232 ft<sup>2</sup></b> 21.5m <sup>2</sup>
Living Accommodation	
Ground Floor	Hallway leading to Kitchen and Dining Room
First Floor	Large Living Room, 3 bedrooms, Bathroom, Separate WC
Loft	Ladder access from landing to large boarded out room with velux to front and rear
<b>Externally</b>	Enclosed rear yard with single car garage

### Tenure

For Sale at offers over **£195,000 (one hundred and ninety five 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](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the shop has a Rateable Value of **£5,300**. 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. **The Living accommodation is within Band A for Council Tax purposes**

**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

C3993

### EPC

Awaiting Information