



For Sale

Retail Premises

24 Blandford Street
Sunderland
SR1 3JH

- City Centre retail premises
- Busy pedestrianised location
- Ground Floor Sales 476 ft² (44.22 m²)
- Plus ancillary 510 ft² (47.38 m²)
- Self contained First Floor 506 ft² (47.01 m²)

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 and former Debenhams department store are 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 property comprises ground floor retail premises with ancillary to the rear. The first floor is self-contained and provides ancillary accommodation which would appear to have previously been occupied for residential use. To the rear of the building is a small yard with parking for 1-2 cars accessed from the rear lane via an electric roller shutter.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Internal Width	19'5"	5.94
	Sales Depth	29'0"	8.83
	Sales Area	476	44.22
Ancillary		510	47.38
First Floor			
Total		506	47.01
Externally			
Yard to rear			

Tenure

We are advised the property is Freehold.

Asking Price

£145,000 (one hundred and forty five thousand pounds)

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 **£12,000** The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

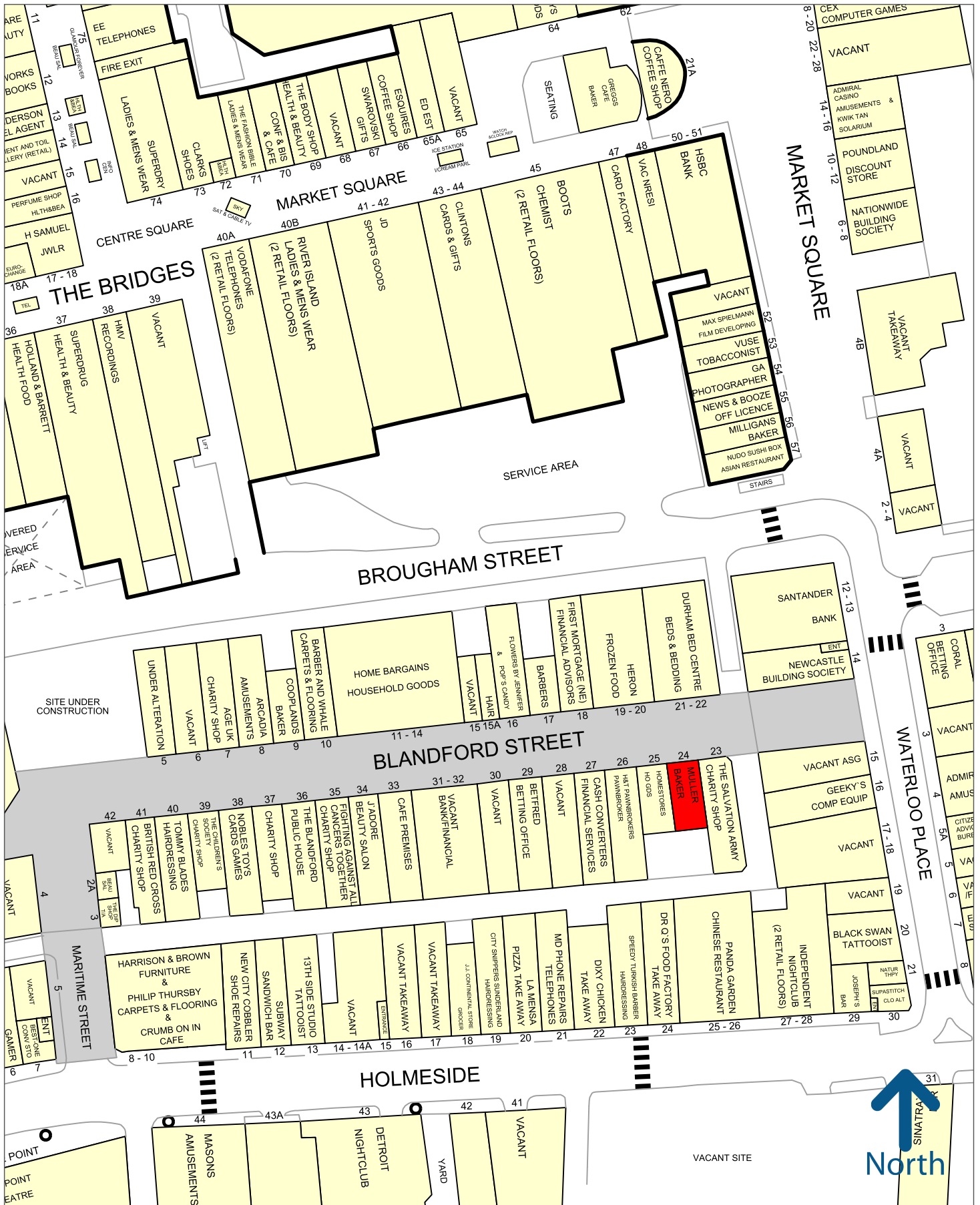
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4010

EPC

Energy Rating E



50 metres

Experian Goad Plan Created: 19/10/2022
Created By: Lofthouse and Partners



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