



For Sale

Retail Premises

15 Waterloo Place
Sunderland
SR1 3HT

- Large city centre retail premises
- Prominent corner position
- Return frontage to Blandford Street
- Totalling 3881 ft² (360.54 m²)
- Nearby Coral, Santander and N/castle Building Society
- Opposite Sunderland Railway/Metro Station

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

Location

Waterloo Place is a secondary City Centre retail location linking Athenaeum Street with Holmeside. The property is prominently located on the corner of Waterloo Place and Blandford Street from which it has access and extensive return frontage. Nearby occupiers include, Santander, Coral, Newcastle Building Society and Wilkinsons. Plans to redevelop the central train station (opposite) have recently been announced which will see a £26m investment in rebuilding the southern entrance.

Description

The property is end terraced arranged over 3 storeys plus Basement and provides full site coverage with a recessed area from rear lane and further display window.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Net Sales Area	1608	137.58
First Floor		
Net Internal Area	1118	103.86
Second Floor		
Net Internal Area	735	68.28
Basement		
Net Internal Area	420	39.02
TOTAL	3881	360.54

Tenure

We are advised the property is held Freehold.

Asking Price

Offers invited in the region of **£175,000 (one hundred and seventy-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 **£41,000**. 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.

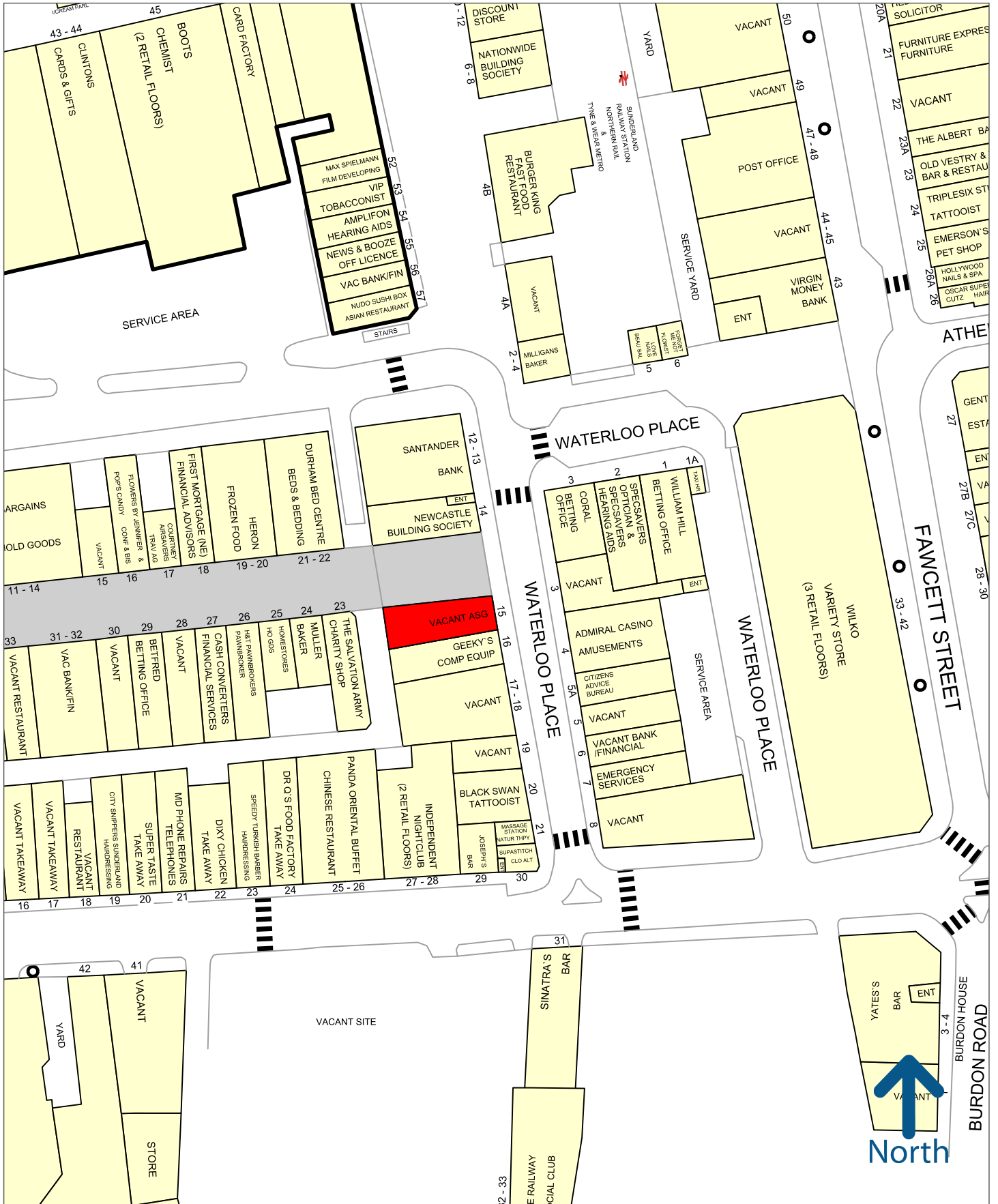
Disclaimer

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 C4020 **EPC** To be provided

Agents Note

We are instructed to sell the property on behalf of the LPA Receivers.



Experian Goad Plan Created: 08/09/2021
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