lofthouse and partners

51 Frederick Street
Sunderland SR1 1NF

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk

To Let

Retail Premises

31-32 Blandford Street
Sunderland
SR1 3JH

- Former banking hall and offices
- Totalling 6806 ft2 (632.3 m2)
- Busy pedestrianised location
- Immediately opposite Home Bargains
- Close to Heron Foods and Betfred
- Landlord would consider subdivision/refurbishment

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

RICS

Regional coverage from offices in Durham and Sunderland

Retail | Offices | Industrial | Investment | Development | Leisure

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 (immediately opposite), Heron Foods and Betfred. The location of the property is shown on the attached Goad Plan.

Description

The property is mid terraced comprising former banking hall and offices previously occupied by Yorkshire Bank. The building is built to full site depth. Number 30 is arranged over 3 storeys with number 31 being over 2 storeys. The landlord would be willing to discuss tenants' individual requirements and configurations including subdivision. **Full details on request.**

Accommodation

The property briefly comprises as follows:-

				ft2	m2
Ground Floor		**ft**	**m**		
Sales Area	Internal Width	40'9"	12.42		
	Max Depth	70'7"	21.51		
	Sales Area			2791	259.29
First Floor					
Area				2905	269.88
Second Floor (No 30 only)					
Area				1110	103,12

Tenure

A new Lease is available at an annual rental of **£35,000** on terms to be agreed based upon tenant's individual configuration/size requirements.

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 **£39,000.** The Uniform Business Rate for the Rates Year 2023/2024 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

C4012

EPC

Energy Rating E

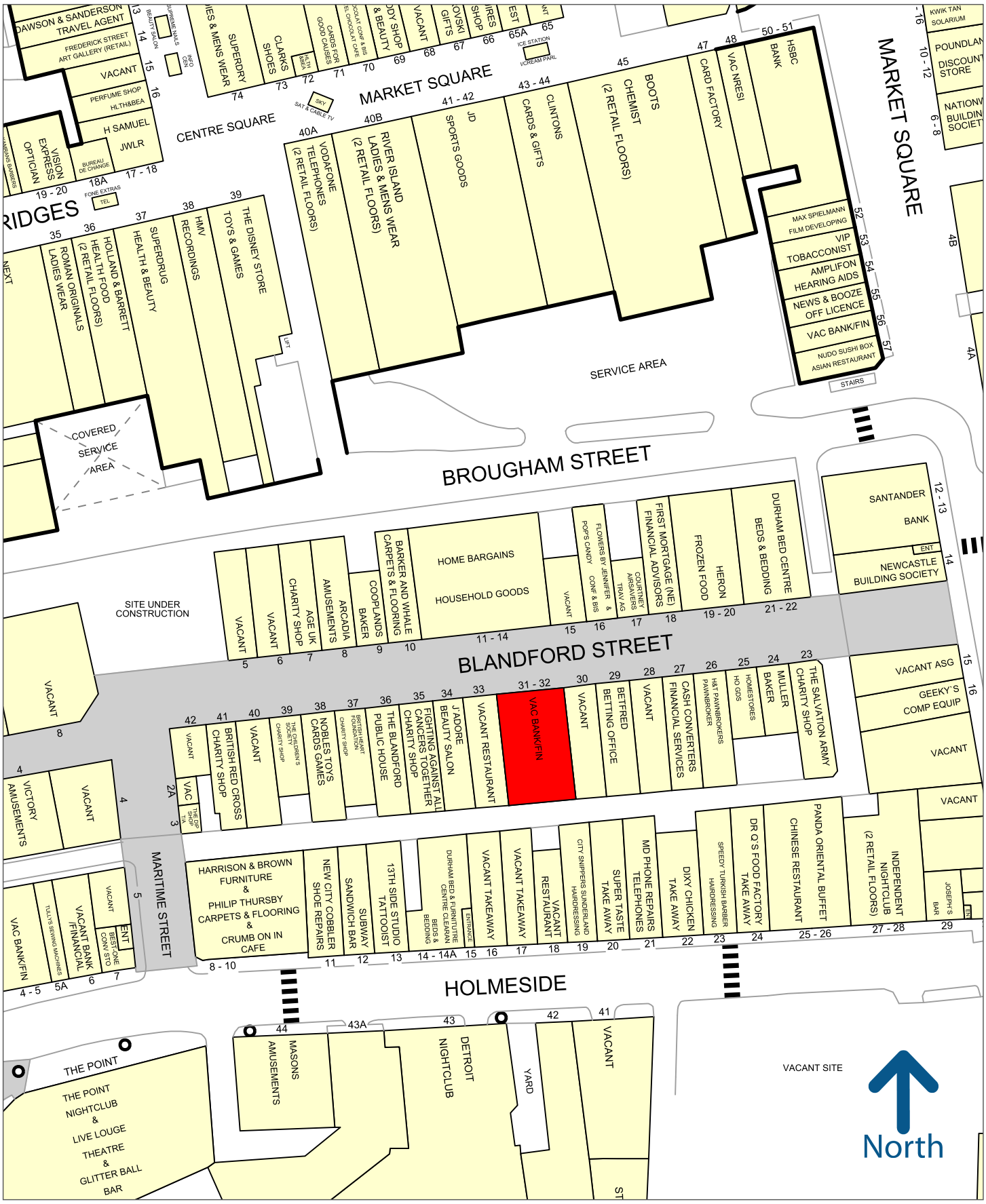
Joint Agent

Barker Proudlove Phil Coombes
Email: phil@barkerproudlove.co.uk

Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Sunderland



50 metres

Experian Goad Plan Created: 06/09/2021
Created By: Lofthouse and Partners

Map data

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011