lofthouse and partners

51 Frederick Street
Sunderland SR1 1NF

Sunderland: 0191 5658844
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For Sale

Retail Premises

147 Chester Road
Sunderland
SR4 7HS

- Suburban retail property
- Comprising Ground floor retail premises
- With large self-contained living accommodation
- Well located within established parade
- Adjacent to Greens Pharmacy and close to Greggs
- INVESTMENT OPPORTUNITY

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

Location
Chester Road is a busy suburban shopping parade on the outskirts of Sunderland serving a densely populated residential area close to Sunderland Royal Hospital. The property is prominently located in what is arguably the most prime pitch within Chester Road diagonally opposite The Chester's public house and adjacent to Greens Pharmacy. Nearby occupiers include William Hill, Spar, Greggs, Subway and Ramsdens.

Description
The property is of brick and slate construction with a 2-storey offshoot extension to the rear. The building is arranged over ground, first and second floors. The ground floor retail shop has been occupied as a retail butchers for approximately 30 years having a secure yard to the rear with parking for 2 vehicles. There is self-contained residential accommodation on the first and second floors with gas central heating and UPVC double glazing with separate access from Chester Road.

Accommodation
The property briefly comprises as follows:-

				ft2	m2
Ground Floor		**ft**	**m**		
Sales Area	Internal Width	16'2"	4.92		
	Increasing to	20'4"	6.19		
	Sales Area			541	50.26
Preparation/Stores				209	19.42
First Floor					
Living Room, 2 beds, bathroom				557	51.75
Externally					

Tenure
We are advised the property is Freehold. A lease may be considered. **See agents note**

VAT
Figures quoted exclude VAT where chargeable.

Asking Price
Offers in region of **£185,000 (one hundred and eighty-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**

Rateable Value (RV)
The Valuation Office has confirmed the Rateable Value of the ground floor is **£8,500.** 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. **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.** We understand the residential accommodation falls within Council Tax Band A.

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 C4034 **EPC** Awaiting information

Agents Note
Alternative our client may consider a lease of the ground floor

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