



## For Sale (May Let)

### Former Bank Premises

135 Chester Road  
Sunderland  
SR4 7HP

- Former bank premises with off street parking
- Prime position opposite Chesters Public House
- Nearby occupiers include Spar, Greggs and Subway
- Arranged over ground, first and second floors
- Totalling 2159 ftFt2 (200.57 m2)
- **Planning for A1/A2 and A3 (Restaurant)**

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 on the corner of Burnaby Street and immediately opposite The Chesters public house, adjacent to Merrills. And close to William Hill, Spar, Greggs, Subway and Ramsdens.

### Description

The property comprises former bank arranged over ground, first and second floors. The attached proposed plans show the ground and first floors only. The second floor is not shown on the plans.

### Planning

Planning consent was approved in November 2021 under application reference number 21/02003/FUL in the following link <https://online-applications.sunderland.gov.uk/online-applications/applicationDetails.do?keyVal=QY57QYBBGQH00&activeTab=summary>. The original application was also proposed to include A5 hot food takeaway however we believe the application as withdrawn. Accordingly, the property can be used in accordance with the E classification which includes A1, A2 and A3 restaurant with ancillary takeaway however the installation of a new shop front, extraction flue and associated matters were approved.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>			
Sales Area	Internal Width	19'4"	5.91
	Sales Depth	38'8"	11.82
	Sales Area	866	80.45
Ancillary		397	36.88
<b>First Floor</b>			
Offices etc		549	51.00
<b>Second Floor</b>			
Stores		347	32.24
<b>Externally</b>	Yard to rear		

### Freehold

The property is available on a freehold basis at offers in the region of **£195,000 (One hundred and ninety-five thousand pounds)**. The property is not subject to VAT.

### Leasehold

Alternatively, a new Lease is available at a commencing annual rental of **£17,500** for a term of years to be agreed (minimum **5** years) on a tenant FRI basis subject to **5** yearly Rent Reviews

### 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 is **£10,500**. 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**

### 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.

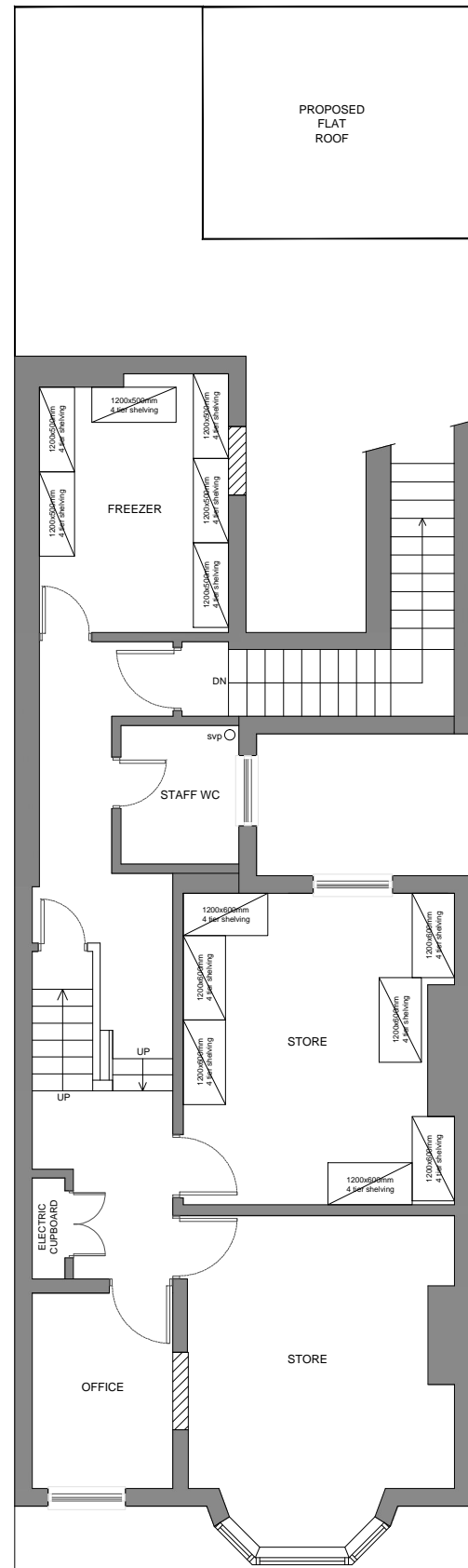
### Disclaimer

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.

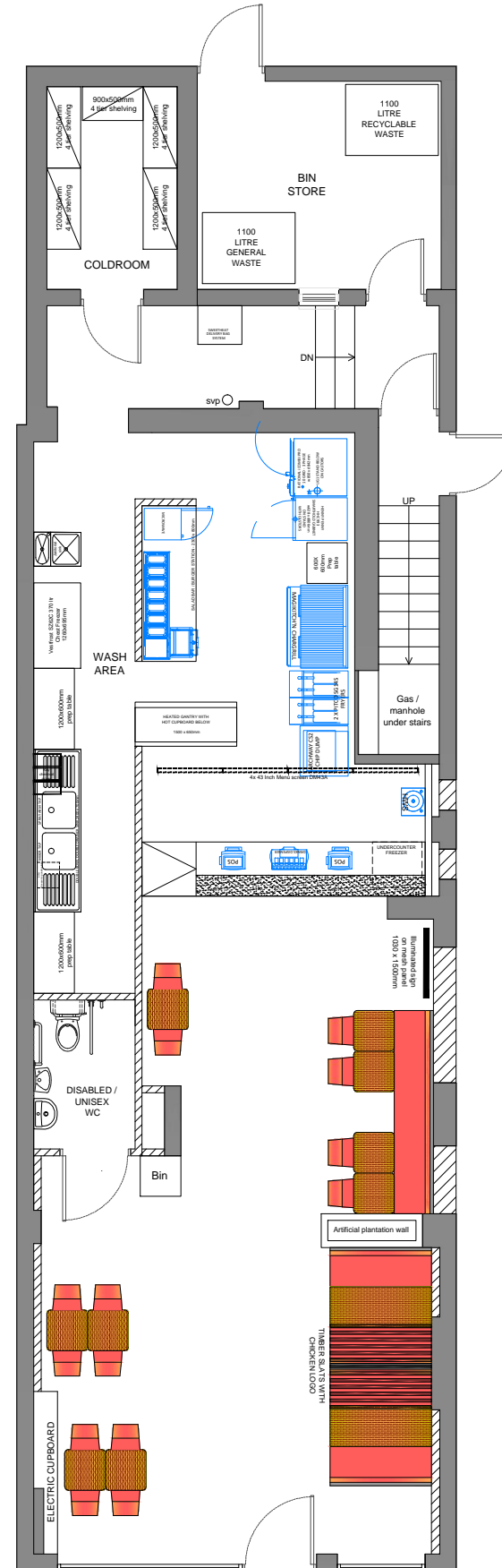
**Ref** C3896 **EPC** Energy Rating E

Contractor and furniture manufacturers to take on site measurements before commencing any work, architect will not be held responsible for any mis-fits on site

Any internal layout changes will need to be approved by head office prior.



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR



Drawing no. 4.0		
<b>SIGN OFF</b>		
DATE:		
CLIENT:		
HEAD OFFICE:		
date	rev.	revision/author/checker
purpose of issue <b>PLANNING</b>		
project <b>135 CHESTER ROAD SUNDERLAND - SR4 7HP</b>		
drawing <b>PROPOSED PLANS</b>		
Job no. <b>2021-187</b>	rev.	
drawn <b>GS</b>	checked	
scale <b>1:100@A3</b>	date <b>18.08.2021</b>	

**architecture**  
and interior design

17 COLESHILL ROAD BIRMINGHAM B36 8DT  
TEL: 0121-783-6211 Mob: 07852135845  
Email: gs@architectureinteriors.co.uk www.architectureinteriors.co.uk