

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



For Sale

Retail Premises

1 Mainsforth Terrace West
Sunderland
SR2 8JX

- Compact well presented premises
- Located in high density housing area
- Opposite Villette Surgery
- Close to Valley Road School
- 362 ft² (33.6m²)

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

Location

The property is situated at the end of Mainsforth Terrace West having frontage to Commercial Road which forms part of the Sunderland Outer Ring Road within the Hendon area of Sunderland opposite Villette Surgery and close to Valley Road School on a busy bus route.

Description

The property comprises single storey end terraced building of brick construction with cement rendered walls under a pitched slated roof together with a small single storey extension of similar construction with flat mineral felt covered roof.

Internally the property provides well presented sales area with suspended ceiling and vinyl flooring. It also benefits from gas central heating.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Net Internal Area	362	33.63

Tenure

Available for sale at offers over £40,000

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@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 **£2,050**. The Uniform Business Rate for the Rates Year 2022/2023 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

C4114

EPC

To be provided.