



For Sale/To Let

Retail Premises/Part Investment

30 Windsor Terrace
Grangetown
Sunderland
SR2 9QF

- Suburban retail/office premises in main road location
- Ground floor shop 307 ft 2 (28.52 m2)
- First Floor 1 bed self-contained flat let on AST
- Rental income £325 pcm **£3900 pa**
- Secure yard to rear with parking
- **100% Business Rates exemption subject to status***

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

Location

Windsor Terrace is a suburban shopping parade serving a residential area and has frontage to Ryhope Road (A1018) which is a busy arterial route leading in and out of Sunderland City Centre. The parade is mainly represented by local traders however a small number of national retailers are represented including William Hill (adjacent) and Machine Mart.

Description

The premises comprise compact ground floor retail shop with WC to the rear. There is a self-contained flat on the first floor let on an AST. To the rear of the property is a large, shared yard with electric security shutter and 1 car parking space will be allocated with the shop.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales Area	307	28.52
WC		
First Floor		
1 bed self-contained bed flat		
Externally		
Secure shared yard with 2 parking spaces to rear.		

Leasehold

A new Lease of the Ground Floor is available at a commencing annual rental of **£6,000 (£500 pcm)** for a term of years to be agreed (minimum 3 years) on a tenant internal repairing and insuring basis subject to 3 yearly Rent Reviews

Asking Price

Alternatively, the freehold of the entire property is available with vacant possession of the ground floor and subject to the tenancy of the self-contained first floor 1 bed roomed flat occupied by the same tenant on an AST since Dec 2019 at a rental of £325 pcm (£3900 pa). Offers are sought in the region of **£95,000 (ninety-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

The property is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£3,200**. 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. ***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 C4177 **EPC** Energy Rating 78/D