



For Sale

Retail Premises

18 St Lukes Terrace
Pallion
Sunderland
SR4 6NQ

- Retail premises in popular suburban location
- Single storey construction
- Adjacent to William Hill
- Close to Card Factory, Subway and Greggs
- Sales area 477 ft² (44.31 m²) plus preparation
- Former bakery/food prep – well-presented throughout

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

Location

The suburb of Pallion lies on the Metro line and is approximately 3 miles West of Sunderland City Centre. St Lukes Terrace is the main shopping centre serving a densely populated residential area and is well represented by national retailers including Greggs, Subway, Pappa Johns, William Hill, Heron Foods and Rowlands Pharmacy.

Description

The property is of single storey construction comprising well-presented sales shop with preparation and staff facilities to the rear having been occupied most recently as a bakery and therefore has been adapted accordingly to meet hygiene standards. There is also a walk-in cold store/chiller to the rear.

Planning Consent

Planning Permission was granted on 07/01/2021 under Application reference **20/01745/FUL** for a *single storey extension to the rear over existing yard to form new cold store area. Erection of 2.6m high boundary wall to the rear and on side elevation with timber cladding (demolition of existing small outbuilding and boundary wall).*

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor	ft	m	
Sales Area	Internal Width	17'6"	5.33
	Sales Depth	28'7"	8.71
	Sales Area	477	44.31
Preparation (total)		175	16.26
WC			
Externally			
Walk in cold store and small yard to rear.			

Tenure

We are advised by the Vendor the tenure of the property is Freehold.

Asking Price

Offers in the region of **£110,000 (one hundred and ten 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 elected for VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£10,500**. 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

C4198

EPC

Energy Rating 100/D



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