

Sunderland: 0191 5658844  
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## 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 ft<sup>2</sup> (44.31 m<sup>2</sup>) 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.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>		<b>ft</b>	<b>m</b>
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			
<b>Externally</b>			
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

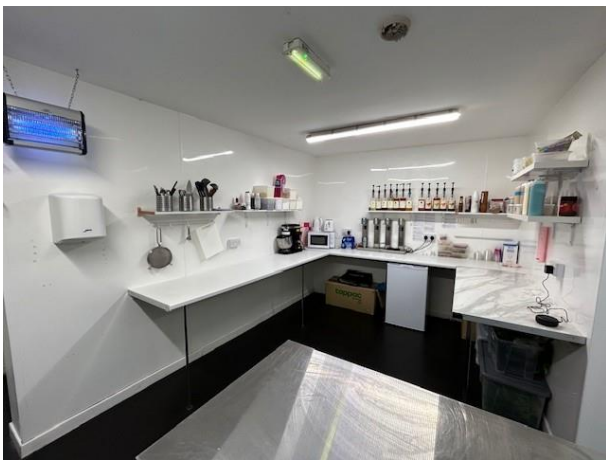
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C4198

### EPC

Energy Rating 100/D



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