lofthouse and partners

51 Frederick Street
Sunderland SR1 1NF

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk

# For Sale

## Part Investment

18 Front Street
Concord
Washington
NE37 2BA

- Vacant former ground floor restaurant totalling 772sqft (71.7m2)
- First Floor let to Tattoo Studio at £90p.w
- Well situated in popular parade
- Suitable for owner occupier or investor

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

RICS

Regional coverage from offices in Durham and Sunderland

Retail | Offices | Industrial | Investment | Development | Leisure

## Location

Washington is a New Town which lies approximately 8 miles to the West of Sunderland and 8.5 miles South East of Newcastle upon Tyne. Concord is suburban shopping centre serving a well-populated residential area. The property is situated on Front Street, which is a secondary retail parade lying to the East of Victoria Road within the centre of Concord Village.

## Description

The property comprises a 2 storey building which is stone fronted having a pitched roof and a 2 storey brick and slate extension to the rear beyond which there is a small single storey lean to. The ground floor of the property has been occupied as a restaurant but has been stripped back to shell. The first floor comprises a tattoo parlour and has independent access and amenities.

## Accommodation

The property briefly comprises as follows:-

| Accommodation | ft2 | m2 |
|---|---|---|
| **Ground Floor** | | |
| Sales Area | 465 | 43.20 |
| Preparation | 270 | 25.08 |
| Store | 37 | 3.44 |
| **First Floor** | | |
| Offices | 546 | 50.72 |

## Tenure

We are advised the property is Freehold.

## Tenancy Details

The first floor has separate access and is occupied as a tattoo parlour with the tenant occupying on an informal basis at £90 pw. We are advised no formal lease is in place.

## Asking Price

Offers in the region of **£120,000 (one hundred and twenty thousand pounds)**

## VAT

Figures quoted exclude VAT where chargeable.

## 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**

## Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value for the **Ground Floor is £6,500** and the **First Floor is £3,850.** The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p If necessary, a written request should be made to the Local Authority for confirmation.

## 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

C4264

## EPC

Awaiting Information

Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.