



To Let

Retail Premises

41 Blandford Street
Sunderland
SR1 3JH

- City centre retail premises
- Busy pedestrianised location
- Arranged over 3 floors
- Ground Floor Sales 1090 ft² (101 m²)
- Plus ancillary on upper floors
- Home Bargains, Heron Foods and Betfred nearby

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

Location

Blandford Street is a pedestrianised City Centre retailing location linking Waterloo Place with Crowtree Road and Park Lane where the entrance to The Bridges Shopping Centre is located. A number of national traders are represented nearby including Home Bargains, Heron Foods and Betfred. The location of the property is shown on the attached Goad Plan.

Description

The property comprises well presented retail shop together with First & Second Floor Stores.

Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	19'6"	5.94		
	Max Sales Depth	67'4"	20.52		
	Sales Area				1090
First Floor					
Net Internal Area				480	44.59
Second Floor					
Net Internal Area				347	32.24

Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 yearly Rent Reviews.

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 is **£19,500**. 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

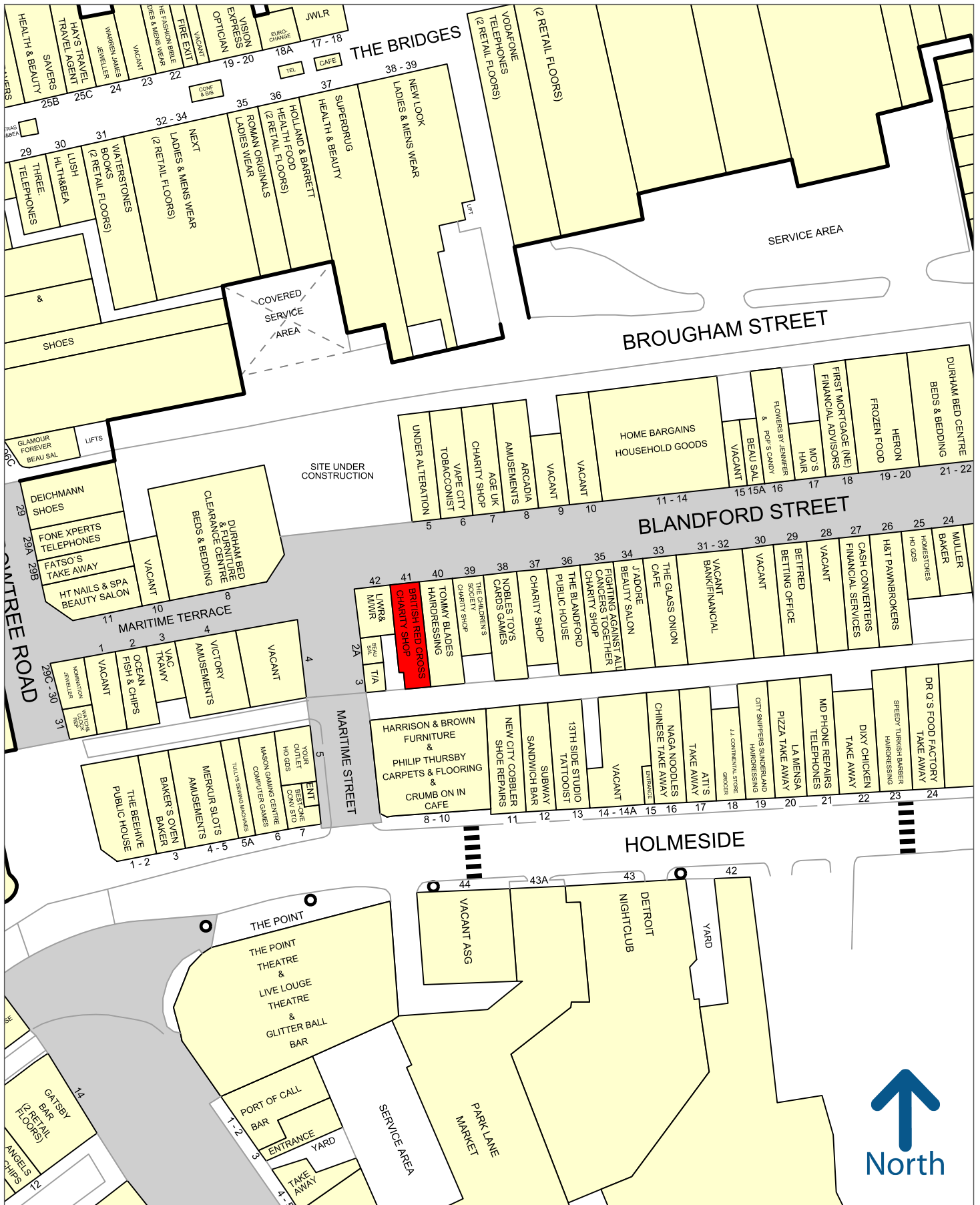
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4271

EPC

Energy Rating 108/E



50 metres

Experian Goad Plan Created: 10/10/2024
Created By: Lofthouse and Partners