



## For Sale

### Former Dental Surgery

44B, 44C & 44D The Green  
Southwick  
Sunderland  
SR5 2HY

- Vacant former dental surgery premises
- Comprising 3 interconnecting retail units
- Single storey construction
- Totalling **3626 ft<sup>2</sup> (336.87 m<sup>2</sup>)**
- Nearby occupiers **Greggs, B&M, Heron and Iceland**
- Suit owner occupier/developer/investor

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

### Location

The Green is a busy suburban shopping parade, serving densely populated residential area lying approximately 2.5 miles northwest of Sunderland city centre. Nearby occupiers include B&M, Heron Foods, Iceland, Greggs, and Ramsdens together with a mix of local traders.

### Description

The property comprises 3 interconnecting retail units of single-story brick and flat roofed construction which have been occupied as a dental surgery for many years and would be suitable for similar medical uses, a veterinary practice or retail and could easily be reconfigured to revert to 3 smaller retail units either for own occupation or a potential investor.

### Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
<b>44 B, C and D (Overall)</b>	3,626	336.87

### Tenure

The property is Freehold.

### Asking Price

Offers in the region of **£170,000 (one hundred and seventy thousand pounds)**.

### VAT

We are advised the property is not subject to VAT.

### 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£13,750**. The Uniform Business Rate for the Rates Year 2025/2026 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

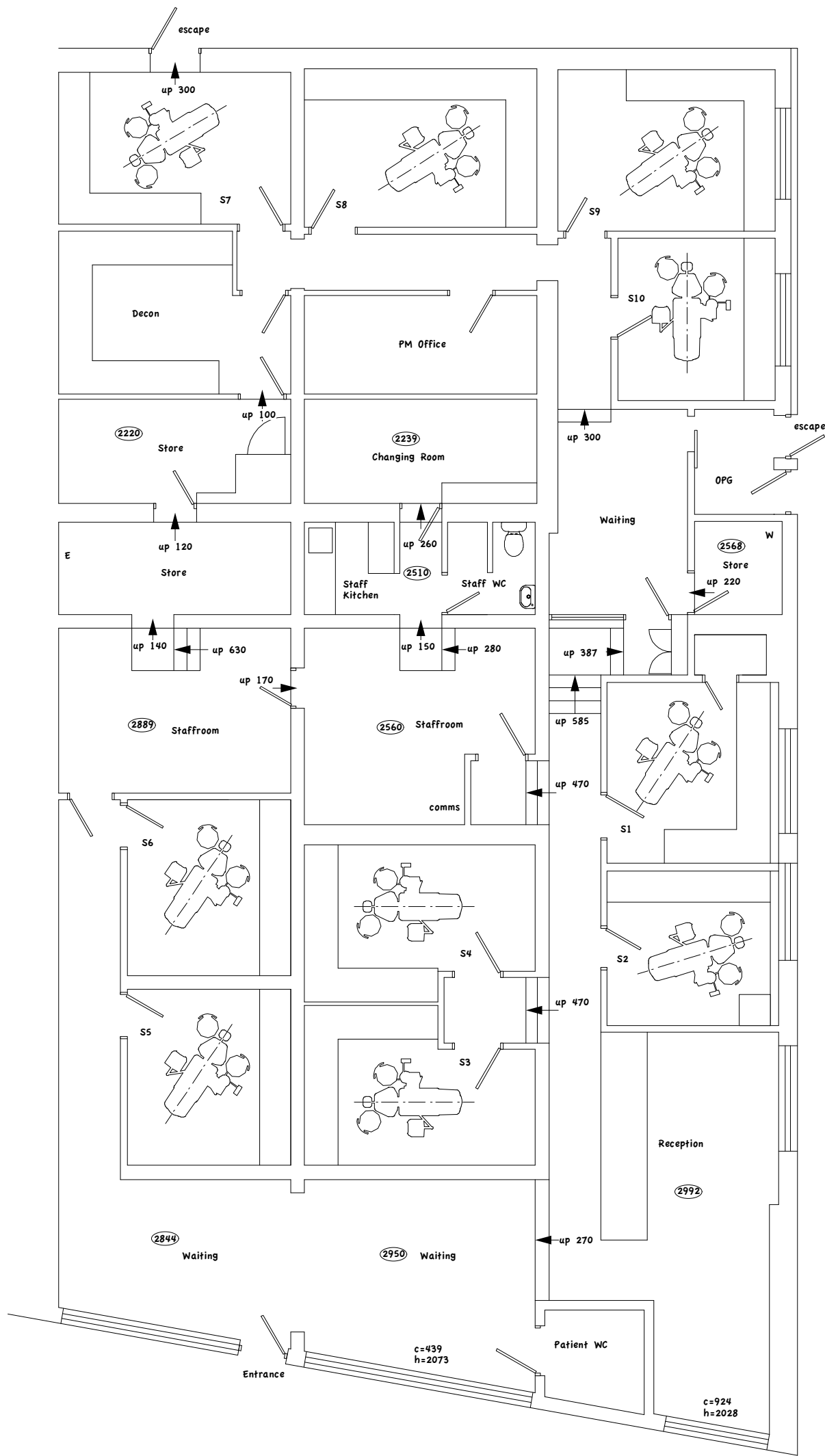
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

**Ref** C4297    **EPC** Awaiting information



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project			
<b>Southwick, Sunderland</b>			
drawing			
<b>Existing Plan</b>			
dwg no.		scale	
<b>.01</b>		<b>1:100@A3</b>	
date		drawn by	
<b>Nov 2022</b>		<b>Noel</b>	
preliminary	<input checked="" type="checkbox"/>	approval	<input type="checkbox"/>
tender	<input type="checkbox"/>	construction	<input type="checkbox"/>
		planning	<input type="checkbox"/>
		as built	<input type="checkbox"/>
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