



For Sale

Retail/Office Premises

17 Blandford Street
Sunderland
SR1 3JP

- City Centre retail premises
- Pedestrianised location
- Ground floor 552ft² (51.3m²)
- Self contained First Floor 631ft² (58.6m²)
- Parking to rear
- Adjacent to 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 secondary 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.

Description

The property comprises ground floor retail premises most recently occupied as a Barbers with ancillary to the rear. The first floor is self contained and comprises a former optometrist which could be converted to residential use. To the rear of the building is an open yard with parking for 3 cars. The property will be sold with Vacant Possession as the ground floor tenant has served break notice.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	15'10"	4.60		
	Max Sales Depth	28'11"	8.56		
	Sales Area			421	39.11
Store				131	12.17
WC					
FIRST FLOOR					
Net Internal Area				631	58.6
EXTERNALLY					
3 Parking spaces to rear.					

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£125,000 (one hundred and twenty five 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 of the Ground Floor is **£8,100** & the First Floor is **£5,400**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2 p. 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 EPC

C4370 Ground Floor Energy Rating 66/C
First Floor Energy Rating 70/C

