

Sunderland, 37 Blandford Street, SR1 3JH

Retail Premises – Leasehold

CONFIDENTIAL DISPOSAL ON SITE STAFF UNAWARE



LOCATION

Sunderland is one of the main cities in the North East with a population of circa 280,000. Sunderland lies approximately 12 miles South West of Durham and 20 miles North West of Newcastle.

The subject property is situated within a prominent position along Blandford Street directly adjoined by The Blandford Public House and Nobles Toys. Multiple retailers in close proximity include **Children's Society, British Red Cross, Age Concern, Cooplands Bakers, Home Bargains, Betfred, Heron Foods** and **Salvation Army**.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground Floor Sales	94.76 sq m	1,020 sq ft
Ground Floor Storage	15.8 sq m	170 sq ft
First Floor Storage	48.4 sq m	521 sq ft

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

On application.

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£18,500
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EPC

D78

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

The property is available immediately upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk



0121 643 9337

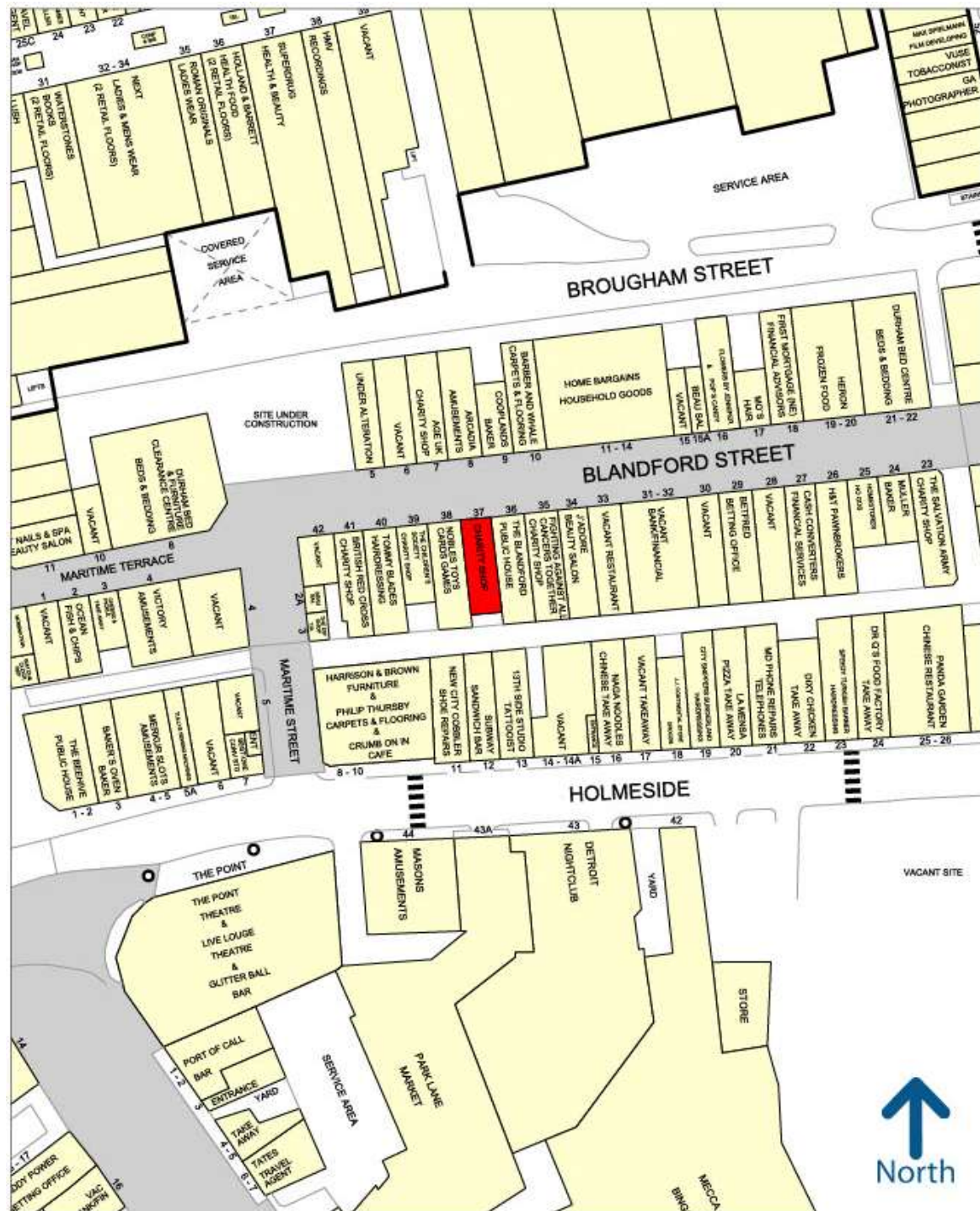
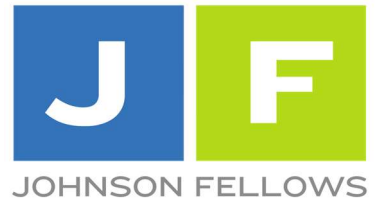
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50 metres

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