



MICHAEL HODGSON

estate agents & chartered surveyors



BRIDGE STREET, SUNDERLAND

£99,950

FOR SALE - The property is situated in a prominent position on Bridge Street in Sunderland city centre close to its junction with High Street West and Fawcett Street being close to the main shopping area of the city. Nearby occupiers include a mixture of retail and leisure uses with many national and regional operators. The property comprises of a three storey retail property . The ground floor has an open plan sales area and a rear ground floor WC. The first floor provides a staff room / kitchen and two offices, whilst to the second floor there are two store rooms. - £99,950

For Sale	Retail
City Centre	Over 3 Floors
634 Sq Ft Sales	Feehold
Sunderland City Centre	EPC RATING: E



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SITUATION

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DESCRIPTION

The property comprises of a three storey retail property . The ground floor has an open plan sales area and a rear ground floor WC.

The first floor provides a staff room / kitchen and two offices, whilst to the second floor there are two store rooms.

ACCOMMODATION

We calculate the property provides the following accommodation:

Ground Floor Sales - 58.85 sq m (634 sq ft)

WC

First Floor Staff Room/Kitchen & Offices - 53.21 sq m (573 sq ft)

Second Floor Stores - 53.34 sq m (574 sq ft)

PURCHASE PRICE

£125,000 (One hundred and twenty five thousand pounds)

TENURE

We are advised the property is Freehold.

RATEABLE VALUE

The Valuation Office has confirmed the Rateable Value(s) as follows:

Hairdressing salon and premises £6,700

The Uniform Business Rate for the Rates Year 2018/2019 is 48.0p. If necessary a written request should be made to the Local Authority for confirmation. Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification.

FREEHOLD LEGAL COSTS

Each party will be responsible for their own Legal Fees incurred in the transaction.

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

M I C H A E L H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

