



MICHAEL HODGSON

estate agents & chartered surveyors



BLIND LANE, SUNDERLAND

£7,800 Per Annum

TO LET - RETAIL SHOP - £150 PER WEEK - A self contained ground floor lock up retail shop having a front sales area, rear store / kitchen, staff and disabled WC. To the rear is a small yard. The shop has been recently refurbished and provides ready to move into accommodation that could be used for a variety of uses, subject to planning. The property is situated fronting Blind Lane in Silksworth in Sunderland offering a highly visible location for passing trade and excellent transport links. The shop is within walking distance of amenities, other retailers and three schools.

TO LET

GROUND FLOOR

REAR STORE / KITCHEN

VIEWING ADVISED

RETAIL SHOP

SALES AREA

£150 PER WEEK

EPC RATING: TBC



BLIND LANE, SUNDERLAND

£7,800 Per Annum

LOCATION

The property is situated fronting Blind Lane in Silksworth in Sunderland offering a highly visible location for passing trade and excellent transport links. The shop is within walking distance of amenities, other retailers and three schools.

DESCRIPTION

A self contained ground floor lock up retail shop having a front sales area, rear store / kitchen, staff and disabled WC. To the rear is a small yard. The shop has been recently refurbished and provides ready to move into accommodation that could be used for a variety of uses, subject to planning.

ACCOMMODATION

We calculate the following accommodation:

Sales: 43.31 sq m (466 sq ft)

Rear Store / Kitchen: 6.19 sq m (66 sq ft)

Staff WC

Disabled WC

RENT

A commencing annual rental of £7,800 per annum, £150 per week.

TERMS

A term of years to be agreed,

RATEABLE VALUE

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is £7,000

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure

properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

CODE OF PRACTICE

In accordance with the Code of Practice For Commercial Leases In England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Practice For Commercial Leases in England And Wales can be obtained at www.commercialeasew.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

You should consider the terms of the code with your professional adviser.

VIEWING

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

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made upon this basis, and where silent, offers will be deemed net of VAT

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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