



MICHAEL HODGSON

estate agents & chartered surveyors

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BLIND LANE, SUNDERLAND

£9,100 Per Annum

TO LET - RETAIL SHOP - £175 PER WEEK - A self contained ground floor lock up retail shop having a front sales area, rear store, staff area and WC. To the rear is a small yard and garage accessed via an electric roller shutter. The shop offers an open plan retail sales area 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
RETAIL SALES AREA
£9100 PER ANNUM
VIEWING ADVISED

SHOP
PROMINENT LOCATION
£175 PER WEEK
EPC RATING: TBC



BLIND LANE, SUNDERLAND

£9,100 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: 48.44 sq m (521 sq ft)

Rear Store 1: 13.10 sq m (141 sq ft)

Rear Store 2: 4.80 sq m (52 sq ft)

WC

RENT & LEASE TERMS

A commencing annual rental of £9,100 per annum, £175 per week, subject to a term of years to be agreed.

RATEABLE VALUE

The Valuation Office has confirmed the current Rateable Value is £5800. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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

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.

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

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