

**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

# HIGH STREET PROPERTY / CLASS E \*AVAILABLE ON A NEW LEASE\* 31-32 Blandford Street, Sunderland SR1 3JH



Rent: £35,000 PA Ground Floor Area 2,311 Sq ft / 215 Sq M

Viewing Strictly through the joint letting agents.

**Barker Proudlove** 

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#### Location:

Sunderland is one of the largest cities in the North East with a population in the region of 280,000. It is easily accessible from the A1 and the A19. The city of Durham is situated approximately 12 miles South West with Newcastle being approximately 20 miles to the North West.

The subject property is positioned in a good secondary location in the city centre along Blandford Street. Nearby occupiers include Home Bargains, Heron and Cooplands.

Demise:	Sq Ft	Sq M
Ground Floor	2311	214.70
First Floor	1830	170.01
Second Floor	689	64.01

#### Rent:

We are seeking rental offers in the order of £35,000 per annum exclusive.

#### Tenure:

Available on a new lease - \*MAY SELL\*

# **Business Rates:**

The premises currently has a rateable value of £39,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

# EPC:

Energy Performance Asset Rating - D

# Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

# **Date Prepared:**

May 2023

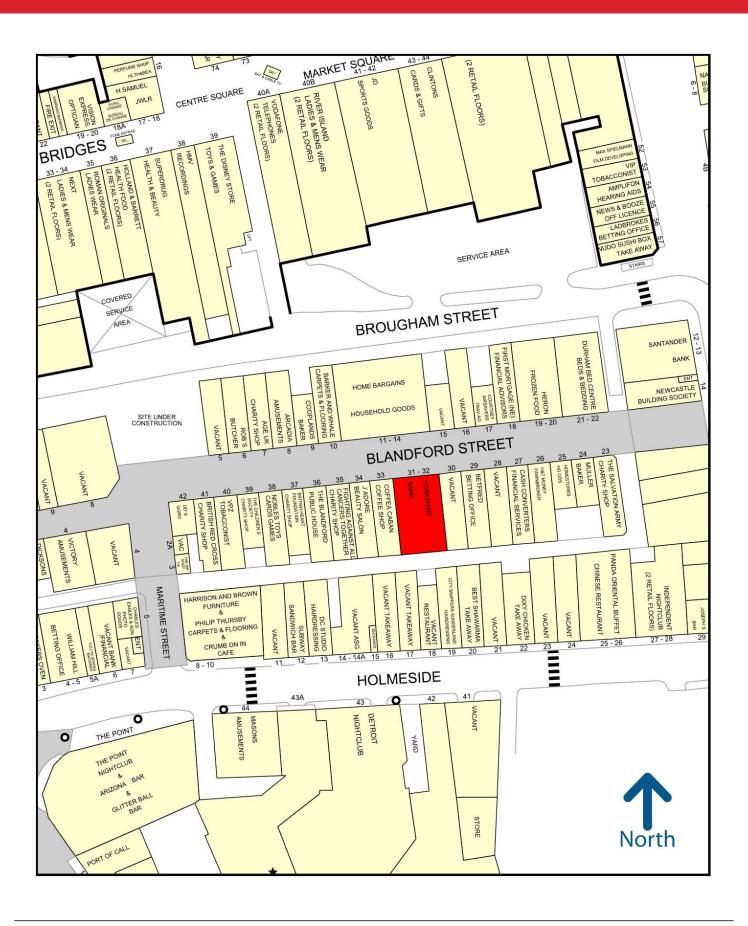
Subject to Contract

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