

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

LET

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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