

Ground Floor Retail Unit

REF: NE2240

Unit 1 Dunn House, 56 North Bridge Street, Sunderland SR5 1AH



- Previously rented at £12,000 per annum.
- Property extends to circa 1,300 sq.ft.
- Suitable for a variety of uses.
- Main road location in developing area.
- Close to Stadium of Light.
- Long Leasehold Offers Over £50,000.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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Location

The property is located on the main route which runs north out of Sunderland City centre across the iconic Monkwearmouth Bridge. The area is undergoing significant investment and following the construction of the Stadium of Light and a large TESCO superstore has also been built. The main road junction and traffic flow has been significantly improved on North Bridge Street.

The unit forms part of a parade of shops which occupy the ground floor of a large student accommodation block.

Description

Comprising a ground floor retail unit forming part of a large accommodation block.

Accommodation;

Ground Floor

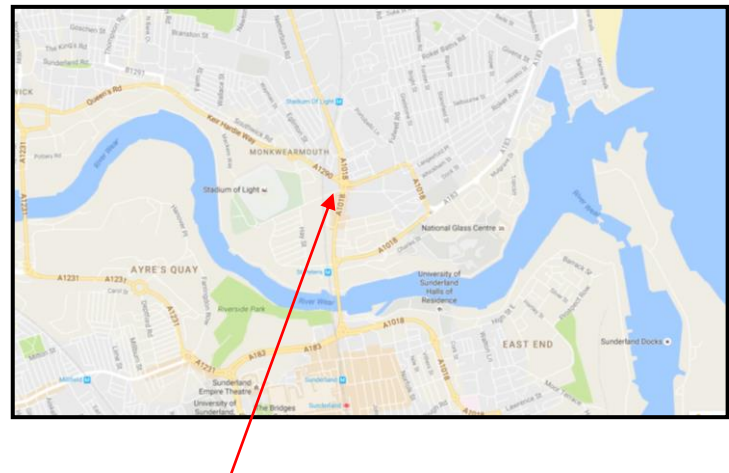
Main Shop 119.8m² (1,290 sq.ft.)
Staff Toilet

Market Background

The property was previously occupied at a rent £12,000 per annum.

Business Rates

Rateable value of £12,500
Incentives available subject to status.



Services

Mains electricity, water and sewerage services are connected to the property.

Tenure

The unit is for sale on a long leasehold basis by way of a 250 year lease from 20/4/2016 at a peppercorn rent.

Asking Price

OFFERS OVER £50,000 are sought for the Long Leasehold Interest.

Legal Costs

Each party to bear their own.

EPC

Rating B.



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