

Retail

FOR SALE or TO LET

THE GREEN SOUTHWICK

Sunderland SR5 2HT

Tel: (0191) 5806800

109.16sq.m. ground floor, 39.95 sq.m. first floor (1,605 sq.ft. total)

Ground floor shop with first floor storage

£80,000 freehold, or £9,500 pa rental

Location

Southwick shopping centre is located to the north of the River Wear, approximately 1.5 miles from the City centre. The property is in a prominent location facing The Green, with many local and national retailers including **Heron, B&M, Greggs, Lloyds Bank, Corals**, and the **Post Office**, represented nearby. The exact position of the unit is shown on the plan overleaf.

Description

The property comprises a modern self-contained retail unit, with an extensive frontage, and open plan retailing area, an office, staff facility and disabled toilet at ground floor level, and storage at first floor. There is access to the rear for loading. Dimensions are as follows:

Ground floor sales – 96.71 sq.m., 1,041 sq.ft.

Office - 7.43 sq.m., 80 sq.ft.

Kitchen - 5.02 sq.m., 55 sq.ft.

First floor - 39.95 sq.m., 430 sq.ft.

Parking is available at the front and rear.

Terms

The property is offered freehold at a price of **£80,000**.

Alternatively terms for a longer term lease can be discussed at a starting rent of **£9,500 per year**.

Rating

The property is currently assessed to a rateable value of £9,300. Business rate relief should be available at this figure, and interested parties should make their own enquiries at the Council rating office.

VAT and EPC information

VAT may be charged upon either the sale price of annual rental. Figures quoted are therefore **EXCLUSIVE** of this possible cost.

The property has been assessed with an EPC rating of 61 in group C. A copy of the certificate is available upon request or at the web site, www.ndepcregister.com

Costs

Each party is to be responsible for their legal costs incurred in the matter.

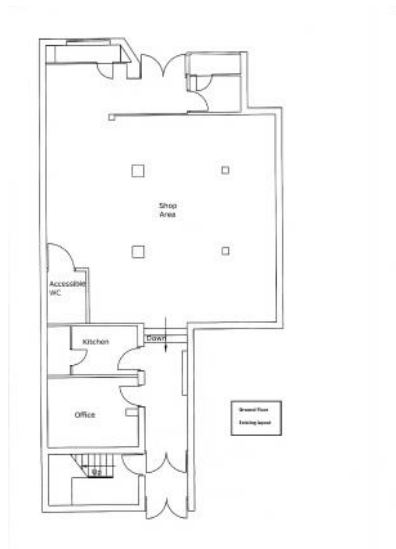
Viewing and further details

Any further details required can be discussed with the Landlords' agent, ABP Property Consultants, to whom all enquiries should be made in the first instance for viewing arrangements.

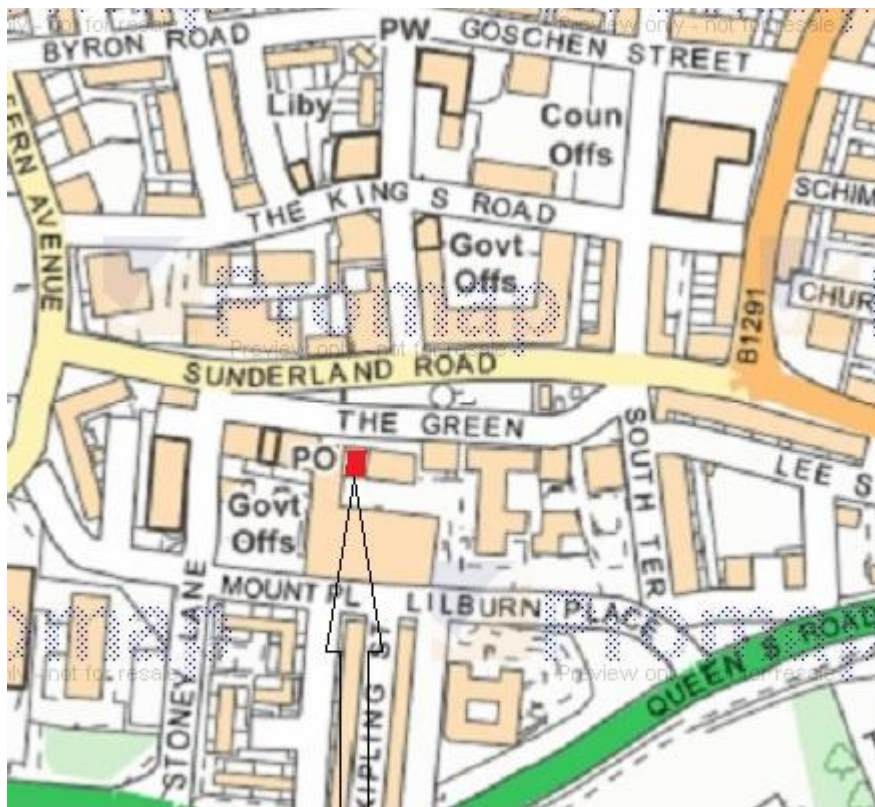
Telephone: (0191) 5806800

Email: info@abppco.com

Web: www.abppco.com



Existing ground floor plan



The Property

Consumer Protection Notice

These property details are intended to give a fair description of the property, and intending lessors/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless stated, all prices and rents quoted are exclusive of value added tax. **V3 prepared 8 August 2016**