

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2098



North East Commercial  
Property & Business Agents

## LAUNDRY & IRONING OPPORTUNITY

7 Stockton Terrace, Grangetown,  
Sunderland SR2 9RQ



Sales Particulars

- Reputable and established business.
- Turnover circa £60,000 per annum.
- High margin opportunity.
- Well equipped with all machinery.
- Forms part of a busy parade with street parking.
- High levels of repeat business.
- Ideal for an owner operator.
- LEASEHOLD OFFERS OVER £35,000.

4 Staithes  
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[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

The business is located within a busy parade in the centre of Grangetown, close to the junction of Ryton Road with Leechmere and Queen Alexandra Road.

This is a predominantly residential suburb 1.5 miles south of Sunderland city centre and there have been a number of new housing developments built south of Grangetown off Ryhope Road.

## Business

This business was established by our client in 2021 and has been operating from a couple of sites under the same family ownership. This site has been reluctantly placed on the market due to ill health.

This is a popular and reputable business which offers laundry and ironing services. Dry cleaning services are also provided but this service is delivered by a third party. The plant on site was new in 2021 and all items are in good working order. There are currently 4x washing machines, 4x dryers and 2x steam irons.

The site has only recently closed and previously operated on short hours by choice. There is scope to expand all services and viewing is recommended to appreciate the opportunity.

## Premises

Comprises a ground floor lock up retail unit forming part of a larger terrace.

## Ground Floor

**Retail Unit** 580 sq.ft. (54 sq.m.).

**Laundry Area** 215 sq.ft. (20 sq.m.).

## External

### W.C.

## Previous Trading Hours

Monday – Friday	8am – 4pm
Saturday	9am – 2pm
Sunday	closed

### 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.



## Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

## Rates

The premises are assessed as follows:

Rateable Value £6,400

Rates free incentives subject to status.

## Tenure

We are verbally informed that a new EFRI lease is available at a commencing rental of £6,060 per annum. Full details on application.

## EPC

Rating B - If you require sight of the Energy Performance Certificate prior to making a viewing appointment then please get in touch with this office.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.