

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1816



North East Commercial  
Property & Business Agents

## RETAIL / DEVELOPMENT OPPORTUNITY

44 & 46 Front Street, East Boldon,  
South Tyneside NE36 0SJ



- Extensive four storey property.
- Main road location with on street parking.
- Sought after residential suburb.
- Floor area circa 205 sq.m. (2,200 sq.ft.).
- Suitable for a variety of uses.
- Additional external space and garage.
- **FREEHOLD GUIDE PRICE £315,000.**

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Sales Particulars

**Location**

This property is located on the main A184 road which runs through East Boldon towards Sunderland. The property forms part of a larger commercial terrace and the immediate area is a mixture of retail, leisure and residential accommodation with the benefit of on street parking.

East Boldon is a popular suburb to the north west of Sunderland with excellent access from the A19 which links Teesside, South Tyneside and North Tyneside. East Boldon has a good local infrastructure with the benefit of both a railway and Metro station.

**Property**

Comprises an extensive end terrace 4 storey property of traditional red brick construction with a slate roof over. The property is currently trading as a home furnishings retailer but would be suitable for a range of uses and the upper floors could be converted into residential accommodation, subject to any planning.

Accommodation;

**Lower Ground Floor**

**Cellar / Store** 300 sq.ft. (27.7 sq.m.)

**Ground Floor**

**Showroom 1** 700 sq.ft. (71 sq.m.)  
**Office** 140 sq.ft. (13 sq.m.)  
**Kitchen**  
**Store**

**First Floor**

**Showroom 2** 550 sq.ft. (51 sq.m.)  
**Staff 2x W.C.**

**Second Floor**

**Showroom 3** 240 sq.ft. (23 sq.m.)  
**Showroom 4** 150 sq.ft. (14 sq.m.)  
**Showroom 5** 65 sq.ft. ( 6 sq.m.)

**External**

**Rear Yard space**  
**Garage** 160 sq.ft. (15 sq.m.)



**Services**

Electric and water are installed on site.

**Rates**

The premises are assessed as follows:  
Rateable Value £5,600  
Rates free incentives subject to status.

**Tenure**

The property is available on a freehold basis.

**EPC**

Rating – C.

**Fixtures & Fittings**

The premises are extensively fitted and equipped and a full inventory would be made available prior to any exchange of contracts.

**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.

**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