

Retail Unit / Office For Sale

297 Southwick Road, Southwick, Sunderland SR5 2AB

REF: NE1625



- Sales Shop circa 375 sq.ft. (35 sq.m.)
- Rear Shop circa 130 sq.ft. (12 sq.m.).
- Rear yard with secure parking.
- Suitable for a variety of uses.
- Busy main road position.
- PRICE £49,950 / OFFERS.



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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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located on the main road running through Southwick, just to the east of the central shopping area. The unit forms part of a parade of units comprising a range of retail and hot food takeaways with mainly residential accommodation above. Southwick is an established residential area located approximately a mile due north of Sunderland City centre.

Description

The premises comprise a self - contained retail unit which has operated as an Optician for the last 30 years.

The unit would be suitable for other uses and has a good position with frontage onto a busy road and roundabout. The unit has the benefit of roller shutters to the front and there is access to the rear yard via a roller shutter with secure parking.

Description

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Description	sq.ft.	sq.m.
Front Shop	375	35
Rear Shop	130	12
Kitchen	68	6
W.C.	-	-
Total	573	53

Terms

The property is available to buy with offers in the region of £49,950 invited.

EPC

Rating C



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VAT

No VAT is applicable.

Services

The shop front is double glazed with electric roller shutters and central heating is installed.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Business Rates

The premises are assessed as follows:

Description	Rateable Value
Factory & Premises	£3,350

Rate free incentives subject to status.

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.



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