

# Retail Investment FOR SALE

Units 1 – 4, St Thomas Street (North),  
Sunderland, SR1 1QD

- Long leasehold comprising 4 retail units
- Awaiting EPC Rating
- Total floor area of 330.5 m<sup>2</sup> (3,556 ft<sup>2</sup>.)
- Located within Sunderland City centre
- High footfall location
- Excellent public transport links

**Guide price of £350,000**

BradleyHall



## LOCATION

Located on St Thomas' Street within an established commercial area with a broad range of neighbouring businesses and retailers. St Thomas Street lies at the intersection with Fawcett Street, John Street and Frederick Street within the desirable Sunnside Conservation Area. Sunderland City centre is anchored by The Bridges Indoor Shopping Mall within which national multiples are represented such as River Island, H&M, Holland & Barrett and Boots.

The property is near to excellent transport links, lying just south of the A183 and Wearmouth Bridge, offering good access to the A1018 as well as the A19 to the West. Sunderland Railway Station is only moments away and has recently been the subject of a £26 million redevelopment program. Metro links are also just a short walk away with fast links to Newcastle upon Tyne, as well as numerous local bus routes accessible on John St.

Sunderland City centre is currently undergoing a significant transformation underpinned by the Riverside Sunderland development which has seen over 100,000 sq.ft. of Grade A office space newly developed with commitment from Ocado and Royal Sun Alliance. Further information upon the transformation of the city can be found at: <https://www.riversidesunderland.com/>

## DESCRIPTION

A commercial portfolio of four retail units situated within Sunderland City Centre. Each retail unit is fully self contained with additional benefit of ancillary storage within basement accommodation in part.

Unit 1- Fenome Salon- Trading as local barber shop.

Unit 2- CIY- Comprising long established Asian food market.

Unit 3- Vacant

Unit 4-Port Independent- Comprising coffee and clothing shop.

Further information upon lease terms is available upon request.

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

**Unit 1** 48.5 sq m (522 sq ft)

**Unit 2** 95 sq m (1,022 sq ft)

**Unit 3** 93.7 sq m (1,008 sq ft)

**Unit 4** 93.3 sq m (1,004 sq ft)

**Total** 330.5 sq m (3,557 sq ft)

## Lease details

Unit	Lease	Rent (£pa)
Unit 1	Let for 4 years until 13/3/27	£6,000
Unit 2	New 10 year lease renewal	£19,000
Unit 3	Vacant	Available at £15,000
Unit 4	Vacant	Rates mitigation



1.3 miles from car park  
300ft from local bus routes

Within walking distance of Sunderland train station



15 miles from Newcastle city centre

15 miles from Durham city centre



## EPC RATING

Unit 1- 119E

Unit 2- Awaiting EPC Rating.

Unit 3- 117E

Unit 4- Awaiting EPC Rating.

## RATING ASSESSMENT

The rateable value of the premises is:

Unit 1- £12,250

Unit 2- £12,250

Unit 3- £10,750

Unit 4- £13,250

This is based on the standard uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## TERMS

The Long Leasehold of the property is available for sale with a guide price of **£395,000 (Three Hundred and Ninety-Five Thousand Pounds)**.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

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

# CONTACT US

**Tel:** 0191 563 4242

**Email:** [sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

