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KITCHEN COLLECTION  
**KITCHENS & BEDROOMS**  
BEDROOM COLLECTION

ESTD.1979 **STUART PORTER** QUALITY  
KITCHENS & BEDROOMS  
0191 521 2209

OPEN

MICHAEL HODGSON

estate agents & chartered surveyors

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**BLIND LANE, SUNDERLAND**  
**£9,100 Per Annum**

TO LET - RETAIL SHOP - £175 PER WEEK - A self contained ground floor lock up retail shop having a front sales area, rear store, staff area and WC. To the rear is a small yard and garage accessed via an electric roller shutter. The shop offers an open plan retail sales area accommodation that could be used for a variety of uses, subject to planning. The property is situated fronting Blind Lane in Silksworth in Sunderland offering a highly visible location for passing trade and excellent transport links. The shop is within walking distance of amenities, other retailers and three schools.

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TO LET  
 RETAIL SALES AREA  
 £9100 PER ANNUM  
 VIEWING ADVISED

SHOP  
 PROMINENT LOCATION  
 £175 PER WEEK  
 EPC RATING: TBC



MICHAEL HODGSON  
 estate agents & chartered surveyors

## BLIND LANE, SUNDERLAND

£9,100 Per Annum

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### LOCATION

The property is situated fronting Blind Lane in Silksworth in Sunderland offering a highly visible location for passing trade and excellent transport links. The shop is within walking distance of amenities, other retailers and three schools.

### DESCRIPTION

A self contained ground floor lock up retail shop having a front sales area, rear store / kitchen, staff and disabled WC. To the rear is a small yard. The shop has been recently refurbished and provides ready to move into accommodation that could be used for a variety of uses, subject to planning.

### ACCOMMODATION

We calculate the following accommodation:

Sales: 48.44 sq m (521 sq ft)

Rear Store 1: 13.10 sq m (141 sq ft)

Rear Store 2: 4.80 sq m (52 sq ft)

WC

### RENT & LEASE TERMS

A commencing annual rental of £9,100 per annum, £175 per week, subject to a term of years to be agreed.

### RATEABLE VALUE

The Valuation Office has confirmed the current Rateable Value is £5800. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

### VAT

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

### CODE OF PRACTICE

In accordance with the Code of Practice For Commercial Leases In 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.

A copy of the Code of Practice For Commercial Leases in England And Wales can be obtained at [www.commercialeasew.co.uk](http://www.commercialeasew.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

You should consider the terms of the code with your professional adviser.

# M I C H A E L   H O D G S O N

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estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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

