

MICHAEL HODGSON

estate agents & chartered surveyors





BLIND LANE, SUNDERLAND
£105,000

INVESTMENT SALE - GROUND FLOOR SHOP & FIRST FLOOR FLAT - BOTH LET AT A MONTHLY RENTAL OF £1,100 / £13,200 PER ANNUM. The property comprises of a mid terraced property having a ground floor self contained retail shop that currently trades as a sunbed shop and a first floor self contained 1 bed flat. Blind Lane is located in Silksworth in a popular and convenent location providing easy access to shops, schools, amenities as well as transport links to both Sunderland City Centre and the A19. The surrounding area comprises of a mixture of other retail shops and residential properties. Further details relating to the tenancies are available upon request.

Investment Sale	Ground Floor Shop
First Floor 1 Bed Flat	Both Let
Passing Rent £1,100 per month, £13,200 per annum.	Viewing Advised
Tenancies Upon Request	EPC Ratings: B & C

BLIND LANE, SUNDERLAND
£105,000

INVESTMENT DETAILS & TENANCIES
It has been advised that the following tenancies are in place for the property:

Ground Floor Shop: Currently let at a passing rental of £600 per month, £7200 per annum. The current tenant is holding over on the lease. Details upon request.

First Floor Flat: The flat is let on an assured periodic tenancy at a monthly rental of £500 per month, £6000 per annum,

Total Rental Per Annum £13,200

GROUND FLOOR SHOP
A self contained ground floor retail shop currently trading as a sun bed shop providing the following accommodation:

Sales Area: 36.82 sq m / 396 sq m
Rear Kitchen/Staff Area: 4.11 sq m / 44 sq ft
Rear Store/Sunbed Room: 7.9 sq m / 85 sq ft
WC

There is a shared rear yard.

FIRST FLOOR FLAT 6A BLIND LANE
Self contained first floor 1 bed flat accessed via the rear lane and yard.
EPC Rating C

Entrance Vestibule
Stairs to the first floor.

Kitchen
10'2" x 8'3"
Floor units, radiator, double glazed window, wall mounted gas central heating boiler.

Bathroom
White suite comprising of a low level WC, pedestal basin, bath with shower over, chrome towel radiator.

Living Room
13'2" max x 14'3" max
Radiator, double glazed window.

Bedroom
13'1" max x 17'1" max
Double glazed window, radiator.

Shared Rear Yard

MICHAEL HODGSON

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, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

RICS®