

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

HOME FURNISHINGS BUSINESS with PROPERTY t/a "Breeze"

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



- Extensive four storey property of circa 205 sq.m.
- Current turnover £650,000 and rising.
- Trading from the area since 1993.
- Strong online sales from bespoke website.
- Additional external space and garage.
- Genuine retirement sale.
- FREEHOLD £425,000 / OFFERS plus any stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

This business and 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.

Business

Breeze started trading in East Boldon from 1993 and moved to the current site in 2011. As you would expect, over this 30+ year period the business has built up a loyal customer base and now has an enviable reputation for its range of quality products and dynamic levels of stock.

The ground floor of this property provides an open plan display area comprising a range of interior furniture, accessories and lighting. To the upper floors there are a number of themed spaces laid out as bedrooms, dining rooms and living spaces with additional displays on the landing areas. The lower ground floor provides some valuable storage space and there are office and staff welfare facilities to the rear of the ground floor sales space.

The customer base comprises a mixture of locals together with high numbers of customers from further afield, helped by the easy road access and street parking. During Covid the online element of the business grew substantially with the online sales now contributing up to 70% of the turnover.

This is a well-established and profitable trading opportunity with scope for development and the benefit of a rare freehold title.

Property

Comprises an end terraced 4 storey property of traditional red brick construction and a slate roof over. 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.)

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



External

**Rear Yard space
Garage**

160 sq.ft. (15 sq.m.)

Trading Hours

Monday - Saturday 9.30am – 5pm
Sunday closed

Services

Gas, electric and water are installed to the property.

Rates

The premises are assessed as follows:

Rateable Value £5,200

Rates free incentives subject to status.

Tenure

The property is available on a freehold basis.

EPC

Rating – TBC.

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.