

On the Instruction of William Hill

FREEHOLD FOR SALE

SUNDERLAND, 30 Ryhope Street, Ryhope SR2 0LW



Key Features

- Freehold

Viewing

By appointment via this office:

Ben Everatt

t: +44 113 394 8883

e: benjamin.everatt@cbre.com

Nik McCarthy

t: +44 113 394 8855

e: nik.mccarthy@cbre.com

CBRE Limited

6th Floor, Toronto Square

Leeds LS1 2HJ

www.cbre.co.uk/retail

Date of Issue 02-01-2020

Location

Ryhope is a coastal town along the southern boundary of Sunderland. The town is located approximately 3 miles south of Sunderland city centre and 12 miles north east of Durham in the county of Tyne and Wear.

The area comprises a mix of local and national retailers including **Asda** and **Iceland**.

Description

The property is a terraced unit spanning ground and first floor. The ground floor comprises a sales area, customer toilets and staff accommodation. The first floor was previously used as storage. There is a large external yard at the rear which can be accessed via the fire exit or by the rear access road.

Accommodation

Ground Floor	66.40 Sq m	715 Sq ft
First Floor	Not Measured	
Total	66.40 Sq m	715 Sq ft

Planning

The property currently benefits from 'Sui Generis' use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in excess of **£55,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £5,300. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

On the Instruction of William Hill

FREEHOLD FOR SALE

SUNDERLAND, 30 Ryhope Street, Ryhope SR2 0LW



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CBRE