

FOR SALE



Sanderson
Weatherall



POTENTIAL DEVELOPMENT OPPORTUNITY

Hendon Health Centre, Hudson Road, Hendon, Sunderland SR1 2LR



Key Points

- **Potential Development Opportunity**
- **Well populated residential area**
- **Freehold Opportunity**
- **May be suitable for a variety of uses, STP**
- **Subject to Contract**

Location

The subject property is located in Hendon which is a suburb of the city of Sunderland. Sunderland, with a population of approximately 274,000, is situated on the River Wear some 15 miles south east of Newcastle upon Tyne and is a well established retail and commercial centre. The city benefits from excellent road access with the A1231 providing direct links to the A1(M) and A19 and in addition benefits from regular rail and metro services.

The site is situated on Hudson Road which is predominantly residential in nature. Hudson Road Primary School is located immediately to the west of the site.



Description

The property comprises a former young mums health centre set on a 0.347 acre site (0.14 hectares). The property is brick built and in the majority arranged over one floor with a two-storey extension to the western elevation. Internally, the property is mostly cellular with carpet covered floors and suspended ceilings throughout. The property benefits from a community garden to the eastern edge of the site. There are WC and kitchen facilities present within the building.

Planning

We believe the subject property has consent for Class E under the Town and Country Planning Use Classes Order as amended 01.09.2020. Alternative uses may be considered subject to obtaining necessary planning consents.



Accommodation

Description	sq m	sq ft
Ground Floor	1054.00	11,347
First Floor	329.27	3,544
Total	1383.27	14,890

Asking Price

Offers are invited for our client's freehold interest.

Services

We understand that all mains services are connected, however, we would advise that any interested party carries out their own investigations with regard to this matter.

Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

Strictly by prior appointment with the agents:

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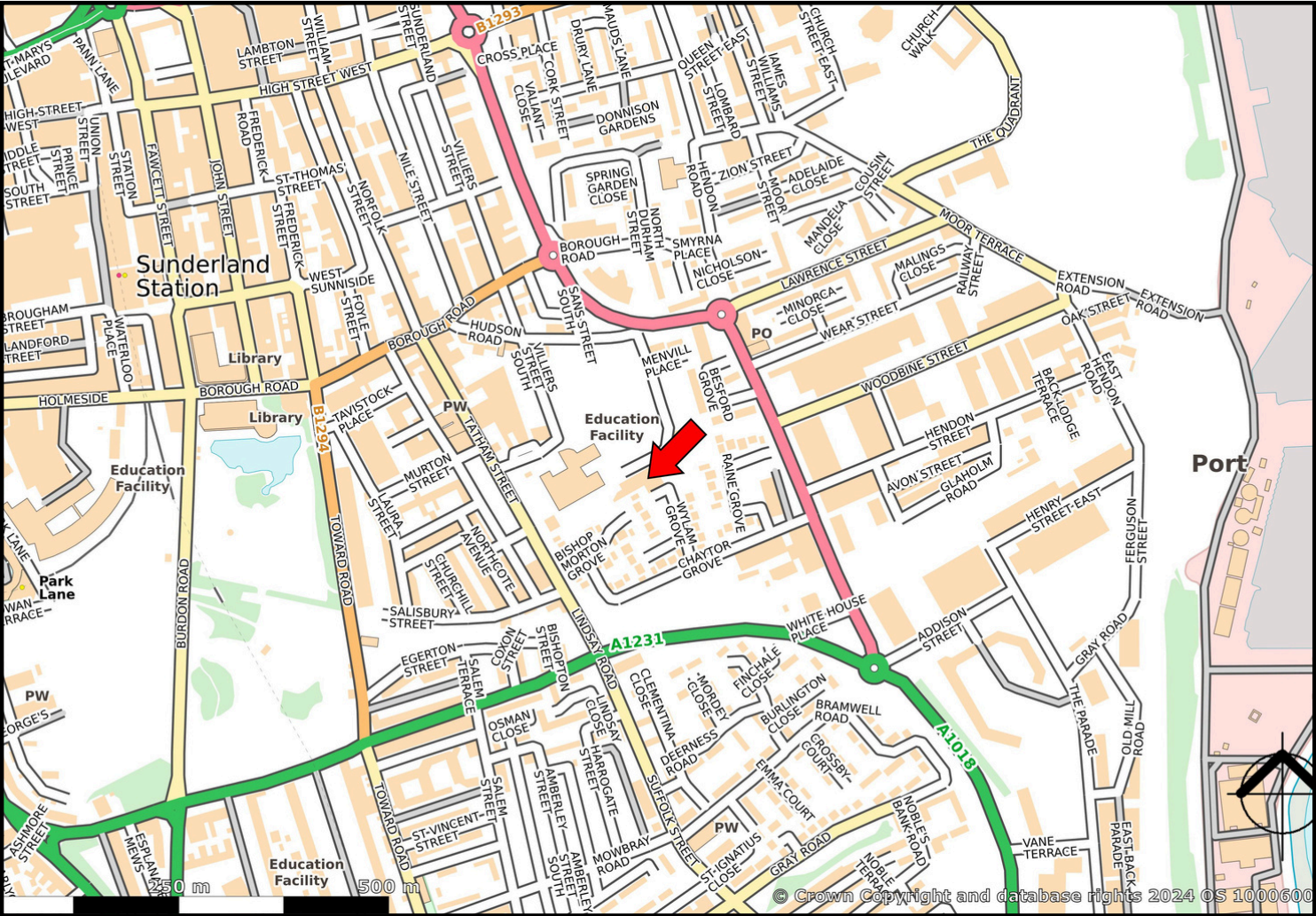
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July 2024



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