



MICHAEL HODGSON

estate agents & chartered surveyors

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## BLIND LANE, SUNDERLAND

£120,000

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 convenient 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

First Floor 1 Bed Flat

Passing Rent £1,100 per month,  
£13,200 per annum.

Tenancies Upon Request

Ground Floor Shop

Both Let

Viewing Advised

EPC Ratings: B & C



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### 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,

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

# M I C H A E L   H O D G S O N

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