



MICHAEL HODGSON
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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 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	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



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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. 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

M I C H A E L H O D G S O N

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