DEAN & CO

ESTATE AGENTS

SALES -LETTING -AUCTIONS



2 St. Lukes Terrace

, Sunderland, SR4 6NQ

£700

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Welcome to an exceptional opportunity located on St. Lukes Terrace in Sunderland. This commercial property is situated in a prime location, making it an ideal choice for any business looking to thrive in a bustling area. The property offers a blank canvas, allowing you to tailor the space to meet your specific needs and vision.

The landlord is flexible, providing you with the freedom to negotiate terms that suit your business requirements. Additionally, there is the option to include a flat above the shop in the deal, which could serve as accommodation for staff or as a potential rental income opportunity.

While the shop does require some work, this presents a unique chance to create a space that truly reflects your brand and operational needs. With the right vision and effort, this property can be transformed into a vibrant hub for your business.

Whether you are starting a new venture or expanding an existing one, this property is perfect for a variety of business types. Do not miss out on the chance to secure a prime location in Sunderland that offers both potential and flexibility.





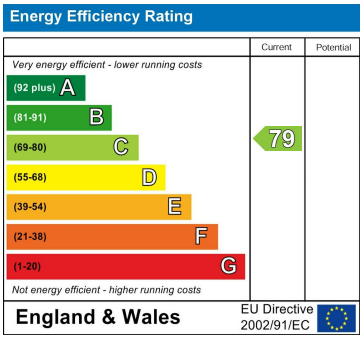


Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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