

## 135 Chester Road, Sunderland, SR4 7HP

# On the instruction of Barclays Bank

### Location

Chester Road, Sunderland is part of a suburban location that is immediately West of the City centre. It is anchored by Sunderland Royal hospital and the University of Sunderland. National retailers include Greggs, Subway, Spar and William Hill amongst many local retailers and take-aways.

### Accommodation

The property is prominently located on a corner. Retail is at ground floor, storage at the upper parts. There could be the opportunity to convert the uppers to residential.

Description	Sq ft	Sq m
Ground Floor	820	76.18
First Floor	419	38.93
Second Floor	357	33.17
<b>Total</b>	<b>1,596</b>	<b>148.27</b>

### Price

£102,500

### EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

### Tenure

Freehold.

### Legal Costs

Each party are to bear their own associated legal costs.

### Rates

Zero payable until 1st April 2021 as a Government tax break following the Covid 19 Pandemic. Prior to that:

Rateable Value £10,500

Rates payable £5,239.50



### Viewing & Further Information

Viewing is strictly by appointment with:

**Roger Kemp**

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