

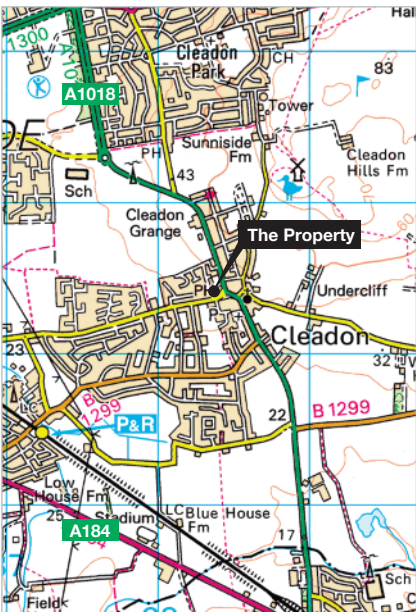
Cleadon

37 Front Street
Sunderland
Tyne & Wear
SR6 7PG

- **Freehold Shop and Residential Investment**
- Comprising a ground floor café with a flat above
- Entirely let on a single lease expiring in 2027 (no breaks)
- Attractive and historic village
- Central location adjoining village pharmacy
- No VAT applicable
- Rent Review 2022
- Current Rent Reserved

£18,103 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Sunderland, with a population of some 183,000, is a major city and sea port at the mouth of the River Wear. The city enjoys good communications, being located adjacent to both the A19 and the A1(M) (junctions 63-65), whilst the airport is some 4 miles to the west. The property is located in the centre of the attractive village of Cleadon, approximately 5 miles north of Sunderland and 10 miles east of Newcastle, on the north side of Front Street, in between its junctions with Shields Road and Nursery Lane. Occupiers close by include Toby Carvery, Cleadon Village Pharmacy (adjacent), One Stop, Busy Bees and Cleadon Church of England Academy, amongst others.

Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor café with a flat above, accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	11.40 m	(37' 5")
Net Frontage	9.07 m	(29' 9")
Shop Depth	8.80 m	(28' 10")
Built Depth	12.8 m	(41' 11")
Ground Floor	99.2 sq m	(1,068 sq ft)
First Floor Flat – Bedroom, Living Room, Kitchen, Bathroom		

Tenancy

The entire property is at present let to J & C GRAHAM LTD (t/a Bon Appetit) for a term of 15 years from 16th February 2012 at a current rent of £18,103 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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