

SITUATION

Located close to the junction with Fawcett Street within this city centre trading location, opposite **Poundland** and **Yorkshire Building Society** and only a few hundred yards from the pedestrianised section of High Street West which hosts such multiple retailers as **Marks & Spencer**, **Boots Opticians**, **McDonald's** and **Argos**.

The Council is in the process of improving the look and feel of the city centre with improvements taking place to High Street West either side of Keel Square which are due to conclude in Spring 2017.

Sunderland is a major city and sea port located approximately 12 miles south-east of Newcastle.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** on the first and second floors. In addition, the property includes a side entrance leading into the rear of the shop.

ACCOMMODATION

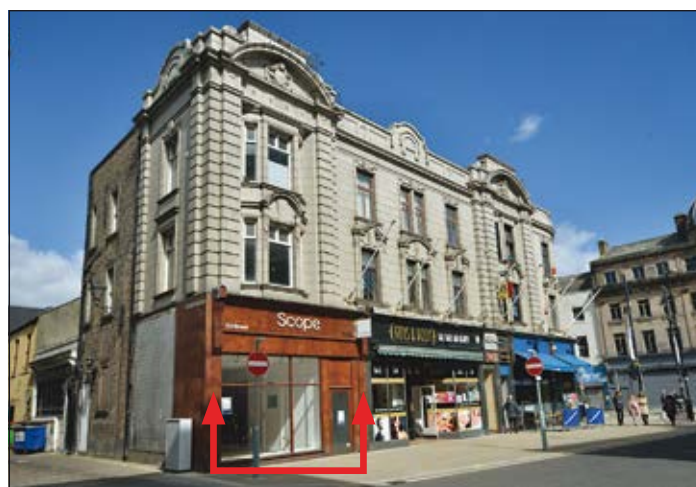
Ground Floor Shop

Gross Frontage	18'0"
Internal Width	17'0"
Shop & Built Depth	35'8"

Basement Store Area	Approx. 451 sq ft
First Floor Store Area	Approx. 349 sq ft
Second Floor Store & Office Area	Approx. 460 sq ft plus WC

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop, Basement & Upper Part

JOINT AUCTIONEERS
Lofthouse and Partners
51 Frederick Street, Sunderland SR1 1NF
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Ref: M. Weaver – Email: mjlw@lofthouseandpartners.co.uk

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts