

# INVESTMENT OPPORTUNITY

53 St Luke's, Terrace, Sunderland, Tyne & Wear, SR4 6NF

**OFFICE ACCOMODATION**



**FOR SALE**  
**Guide Price £420,000**

**Bradley Hall**

## DESCRIPTION

The subject property is a detached brick-built unit, dating back to the 1930s, situated on St Luke's Terrace – a well-established commercial location within Sunderland.

The premises are currently occupied by the Sunderland & County Durham Royal Society for the Blind, an organisation founded in 1877 and granted Royal Patronage by Queen Victoria in 1889. The property serves as the Society's hub and administrative office, providing vital support services for blind and visually impaired people across Sunderland and County Durham.

Internally, the accommodation comprises a number of individual offices arranged across the ground and first floors, along with two large conference rooms and dedicated staff facilities.

## KEY SPECIFICATION

- Freehold interest – available for sale via private treaty
- Office accommodation – tenanted investment opportunity
- Situated in an established commercial location with strong passing footfall
- Let to a long-standing occupier with a strong covenant
- Secure income stream under the existing tenancy

## USE

The premise falls within Use Class E (Commercial, Business & Service) and is currently occupied as an office.

## Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	373	4,015
First Floor	64.3	692
<b>TOTAL</b>	<b>437.3</b>	<b>4,707</b>

## Tenancy Information

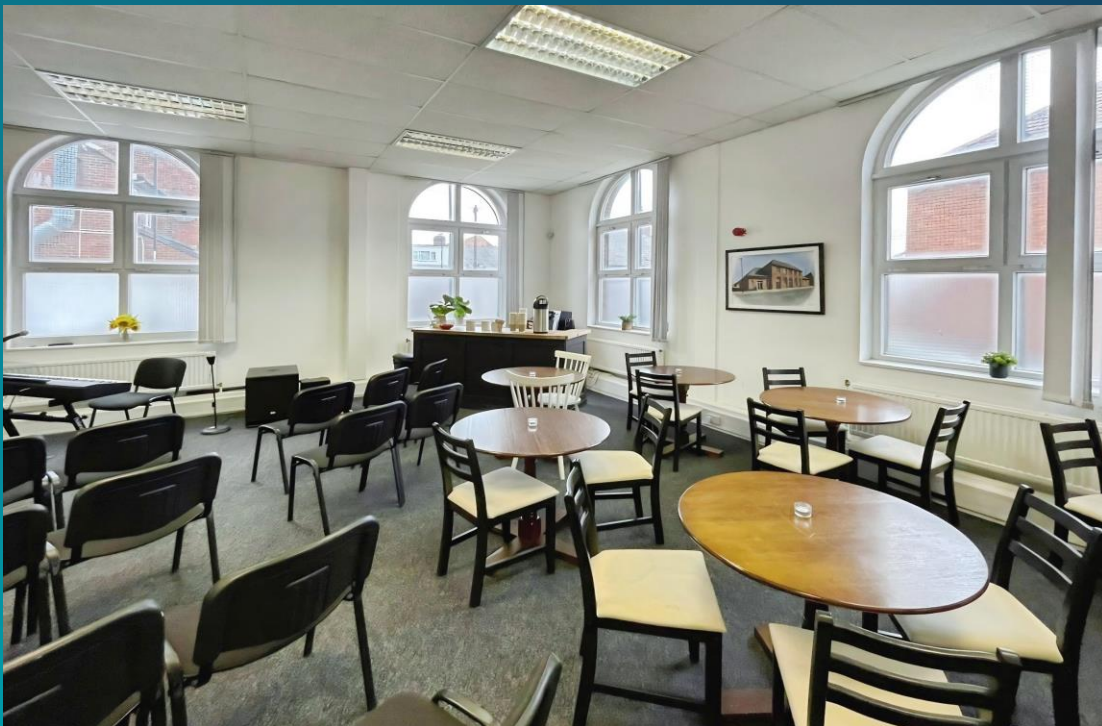
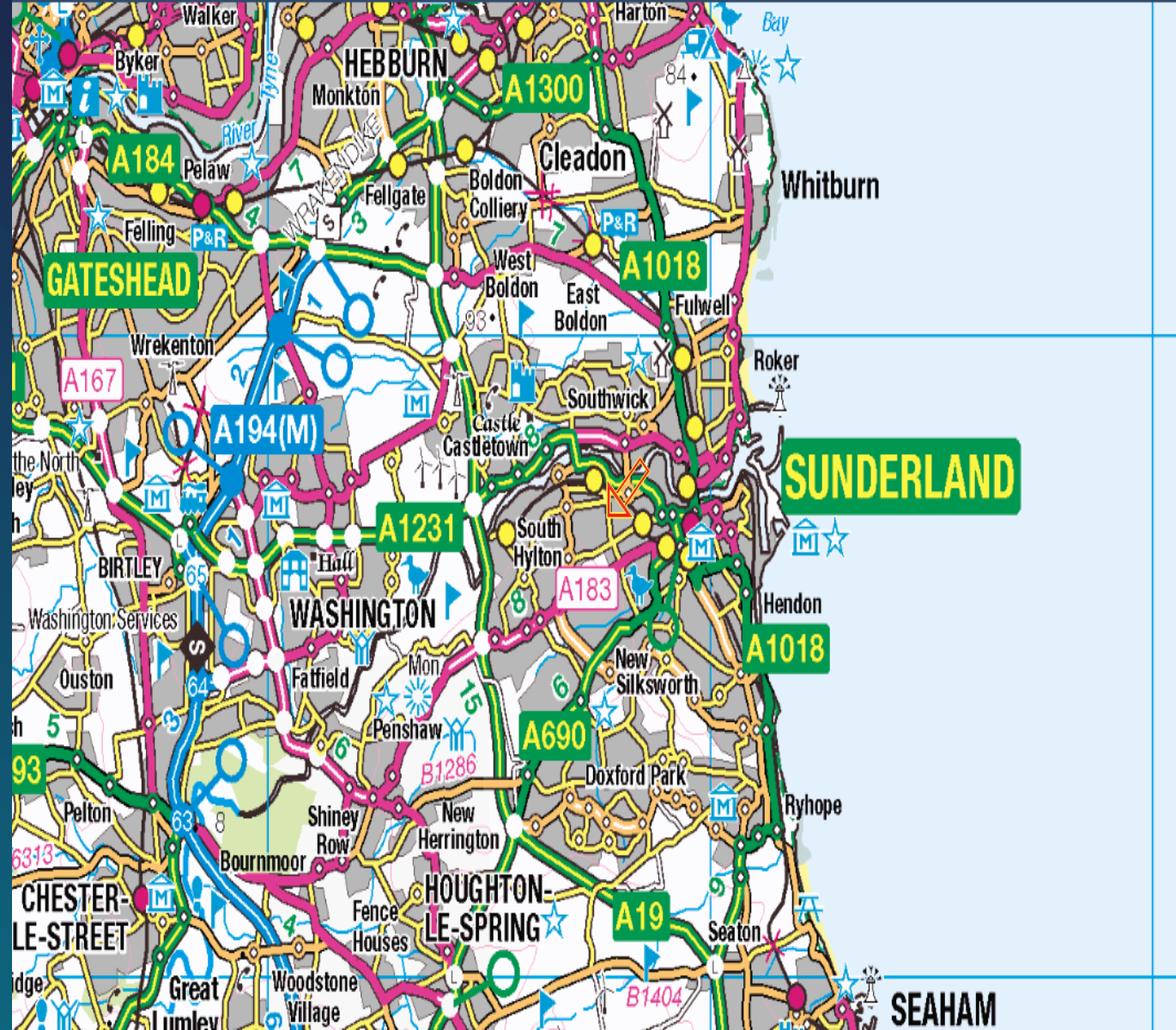
Tenant	Occupied Area	Rent	Lease Term	Size (sq.ft)
Sunderland & County Durham Royal Society For The Blind	53 St Luke's Terrace	£30,000 per annum	15 Year lease commencing on the 1 April 2018 and ending 31 March 2033	4,707

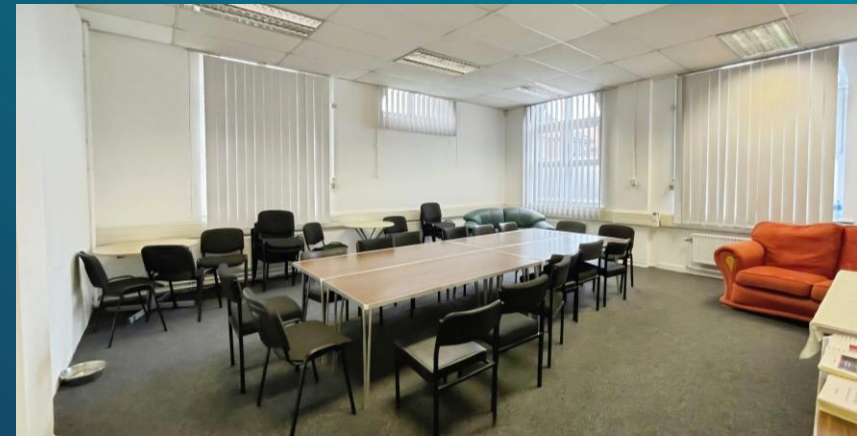
# LOCATION

St Lukes Terrace is located in the popular residential and commercial area of Pallion, approximately 2 miles west of Sunderland city centre. The area benefits from a mix of local amenities including shops, cafés, schools, and healthcare services, all within walking distance.

The property enjoys excellent transport links, with Pallion Metro Station just a short walk away, providing convenient access to Sunderland city centre, South Shields, and Newcastle. Major road connections such as the A1231 Wessington Way and A19 are also easily accessible, offering quick routes across Wearside and beyond.

Nearby attractions include The Royal Hospital, Sunderland University, and the Riverside Sunderland development area, making this a convenient location for residents, commuters, and businesses alike.







## EPC RATING

D89

## TERMS

The property is available Freehold, subject to the existing tenancy. Further lease information can be provided upon request.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## RATING

Interested parties should confirm the current position with the Local Authority.

## VIEWING

For all enquiries and viewing arrangements please contact as below.

## CONTACT

**Bradley Hall Sunderland**

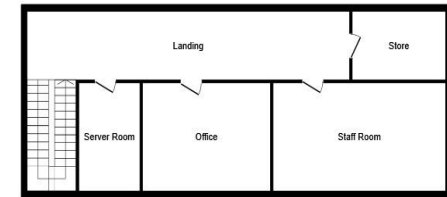
**Tel: 0191 563 4242**

**Email: [sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)**

# Bradley Hall



**Ground Floor**  
Floor area 373.0 sq.m. (4,015 sq.ft.)



**First Floor**  
Floor area 64.3 sq.m. (692 sq.ft.)

**Total floor area: 437.3 sq.m. (4,707 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract.

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