

for sale

**No. 10
OLIVE STREET
SUNDERLAND
SR1 3PE**



- GROUND FLOOR RETAIL SHOP WITH FIRST AND SECOND FLOOR WITH STORES / OFFICES AND SECURE REAR YARD
- TOTAL NIA: 91.20 M² (982 SQ FT)
- ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- FREEHOLD OFFERS IN THE REGION OF £125,000 (SUBJECT TO CONTRACT)

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



LOCATION

The subject property is located on Olive Street which is situated on the Western fringe of the City Centre linking Park Lane with Stockton Road.

Nearby occupiers mainly consist of local independent retailers together with a number of the bars and restaurants. Sunderland City Campus Building and The Park Lane Transport Interchange are also within very close proximity offering local facilities and amenities.

The exact location is shown on the attached plans.

DESCRIPTION

The property offers a three-storey mid terrace shop with rear yard / parking.

Constructed of brickwork walls with slate roof over, the property provides a self-contained retail unit on the ground floor with stores / offices on the first and second floors.

The ground floor offers joint entrance with retail sales and rear preparation area and WC facilities. The main stairs leads to first floor providing a large store room and separate office. The additional stairs leads to the second floor with store and office.

Formerly occupied and operated as sandwich shop the property could be converted, subject to planning permission.

To the rear is a secure yard with garage door leading to rear lane.

ACCOMMODATION

From onsite measurements, the following Net Internal Areas have been provided:

Ground Floor Retail / Stores	33.60 m ² (362 sq ft)
First Floor Stores / Office	36.40 m ² (392 sq ft)
Second Floor Store / Office	21.20 m ² (228 sq ft)

TOTAL NIA : **91.20 M²**
(982 SQ FT)

SERVICES

The premises benefit from all mains services.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

BUSINESS RATES

We understand from the Local Rating Authority that the premises have the following RV assessments:

Ground & First floor
RV: £4,950 (April 2026)

Second floor
RV: £1,000

(All parties should make their own investigations.)

TENURE

Freehold (TY260896).

(Vacant possession by July 2026)

PRICE

Our client is seeking freehold offers in the region of £125,000, Subject to Contract.

ENERGY CERTIFICATE

D 92

(Full details upon request upon request.)

VAT

VAT will not be chargeable on the sale of the property.

LEGAL COSTS

The ingoing purchaser will be responsible for the Vendors reasonable legal costs in connection with this transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

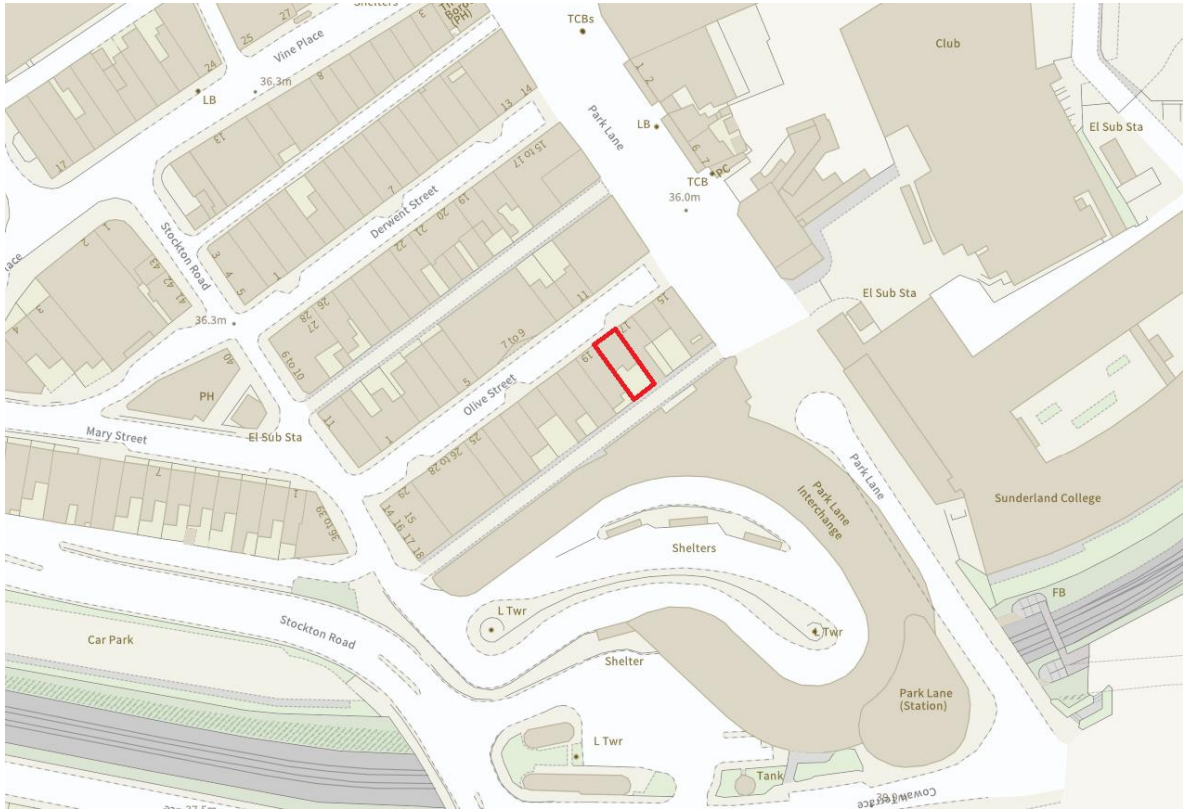
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

June 2026

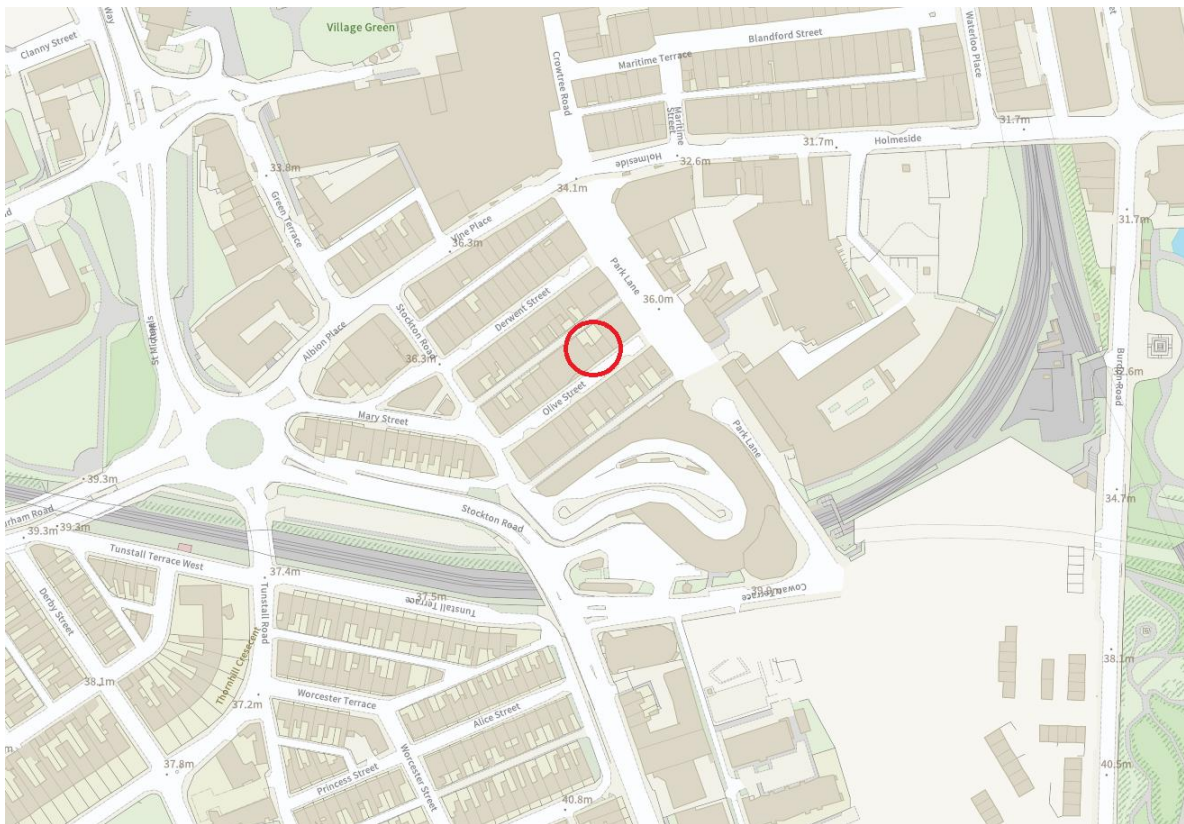
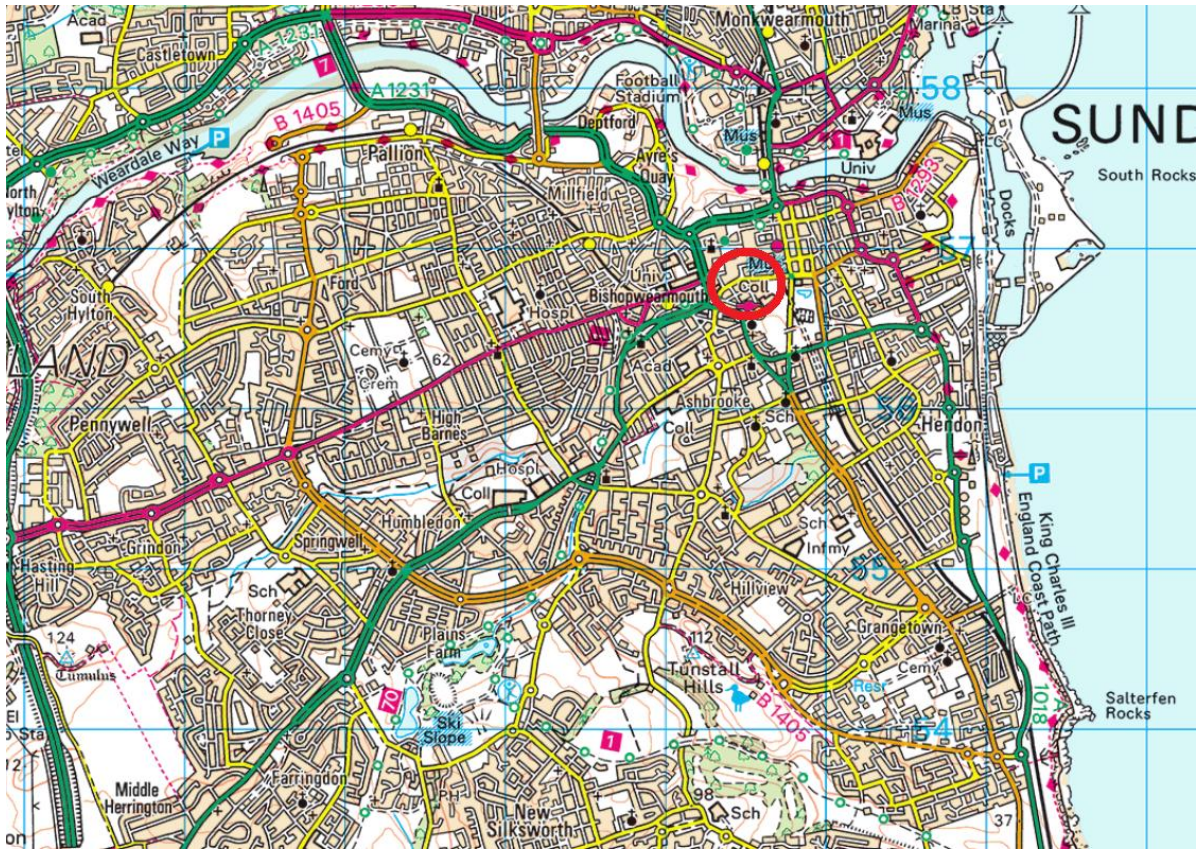




F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

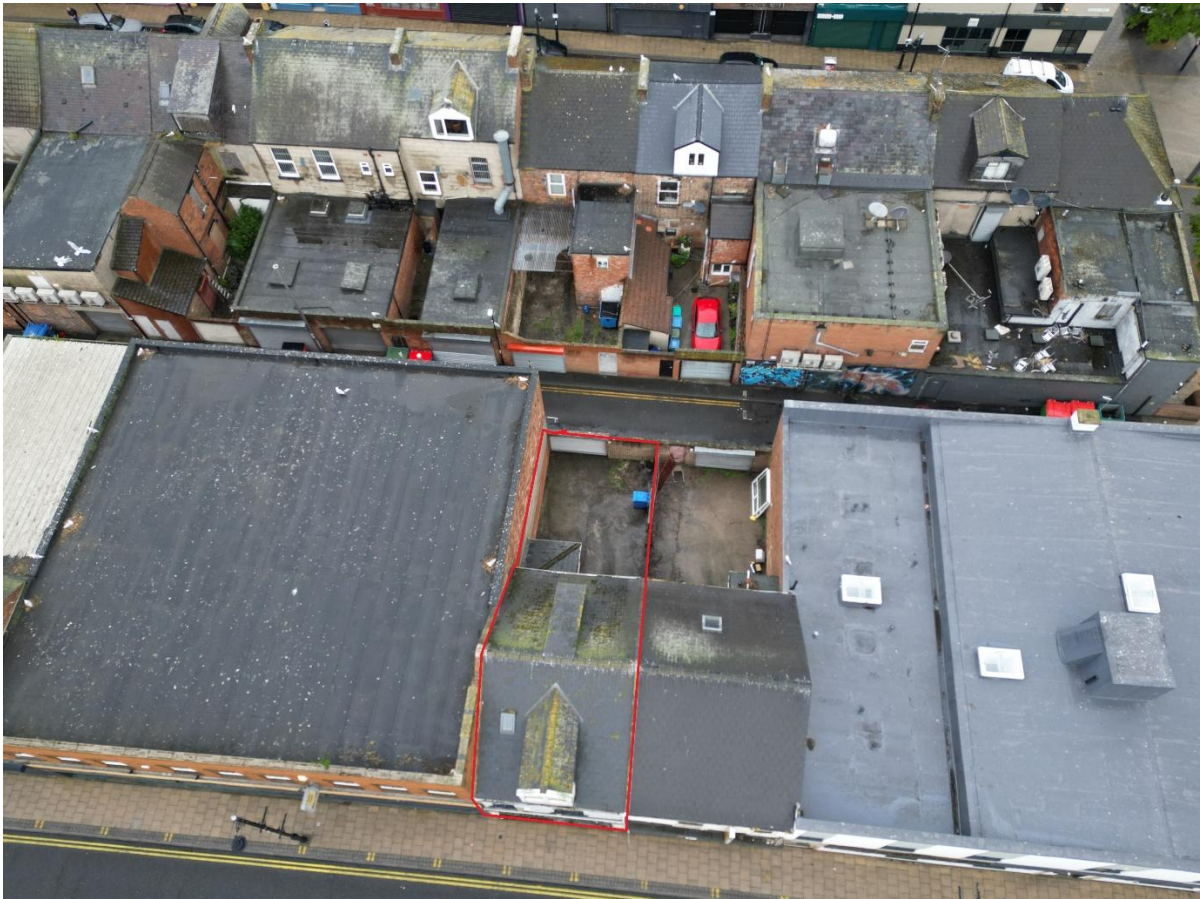
IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. 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. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, or constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. 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. (iii) No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991**: Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. 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. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.