



To Let

Retail Premises

397 Stanhope Road
South Shields
NE33 4TD

- Suburban retail premises
- Located just off Boldon Lane
- Car parking to front
- Sales area 390 ft² (36.23m²) plus ancillary
- Suit variety of retail uses
- **Not suitable for A5 hot food consent**

Location

Stanhope Road is a suburban retail parade serving a well populated residential area located just off Boldon Lane on the outskirts of South Shields town centre.

Description

The property is arranged over ground floor only comprising well-presented former hairdressing salon with staff facilities to the rear. The shop has the benefit of gas and electricity and has electric shutters to the front. Car parking spaces are provided directly to the front of the parade. **The first floor flat has self-contained access from the rear and is under separate ownership and is therefore excluded from the demise. Accordingly hot food A5 uses will not be considered.**

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	13'4"	4.06
	Sales Depth	29'3"	8.92
	Sales Area	390	36.23
Kitchen		27	2.51
Staffroom		65	6.04
WC			
Externally			
Small yard to rear			

Tenure




A new Lease is available at a commencing annual rental of **£5,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£2,600**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2016/2017 is 49.7p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

In the draft Rating Revaluation effective 1st April 2017 it is proposed that the Rateable Value for this property will be increased to £3,350 subject to confirmation. Based upon this assessment and subject to meeting certain criteria a tenant may be eligible for 100% Business Rates relief.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3533

Prepared

March 2017

EPC

Energy Rating D