



To Let

Former Club Premises

1 Waverley Terrace
Pallion
Sunderland
SR4 6TA

- Prominent location within Pallion
- Ground Floor former club premises
- 1853 ft² (172 m²) plus large cellar
- First Floor Gross Internal Area 5500 ft² (510 m²)
- Second Floor Offices
- Suitable for a number of uses
- Large open plan areas

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Waverley Terrace is situated to the East of St Lukes Terrace which is the principal shopping area within Pallion serving a densely populated residential area. Nearby occupiers include Gregg's, Domino Pizza, Coral, William Hill and Card Factory amongst others.

Description

The property comprises the former Pallion Working Mens Club and is available in various areas of occupation. The Ground Floor would suit a café/bar/restaurant operation and the first floor which could be split into two would be suitable for a number of uses including a gymnasium, dance school, boxing club etc. There are further rooms on the second floor which could be utilised as a salon/offices.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit 1		
Ground Floor NIA	1853	172.14
Beer cellar	944	87.70
Unit 2/3		
First Floor GIA (could split)	5500	510.95
Total	8297	510.95

Tenure

New leases are available on effective Tenant Full Repairing and Insuring terms.

Unit 1 **£12,000 per annum**
Unit 2/3 **£12,500 per annum (Could split)**

Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.lettingbusinesspremises.co.uk

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

-  mjw@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

To be re-assessed.

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

C3646

Prepared

April 2018

EPC

Energy Rating E