



To Let

Retail Premises

Ground Floor
56 Frederick Street
Sunderland
SR1 1NF

- Ground floor former beauty salon premises
- City centre location
- Totalling 411 ft² (38.18 m²)
- Self contained
- Including 1 car parking space
- Nil business rates subject to conditions*

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

Location

The property is situated within the heart of the main professional area close to a number of firms of Surveyors, Estate Agents and Solicitors etc. Immediately to the rear of the property lies the impressive Sunnyside Gardens.

Description

The property occupies the Ground Floor of a larger building and is situated close to Frederick Streets junction with St Thomas Street. The premises are self-contained comprising 2 very well presented rooms previously used for beauty treatment and have the unusual benefit of 1 car parking space to the rear.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales Area	411	38.18
WC		
Externally		
1 car parking space to the rear		

Tenure

A new Lease is available at a commencing annual rental of **£7,200** (£600 pcm) for a term of years to be agreed (minimum 3 years) on a tenant internal repairing and insuring basis subject to 3 yearly Rent Reviews. A rental deposit will be required subject to tenant status.

Costs

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

Viewing

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

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

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

To be re-assessed.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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

C3839

EPC

Energy Rating D

Internal

