



# To Let

## Retail Premises

Ground Floor  
277 Southwick Road  
Sunderland  
SR5 2AB

- Refurbished well-presented retail premises
- Formerly occupied as a beauty salon
- Arranged over ground floor only
- Sales shop 333 ft<sup>2</sup> (30.94 m<sup>2</sup>)
- Would suit variety of retail/office uses
- Rent only **£100 per week** plus bond and fees\*

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

### Location

Southwick Road is a suburban shopping parade serving a densely populated residential area to the north of Sunderland. The property is close to The Green which is represented by national retailers including B&M, Coral, Greggs and Iceland amongst others.

### Description

The compact property is arranged on ground floor only and comprises very well-presented sales shop with and WC facilities having been refurbished to a good standard in recent years. There is a shared yard to the rear.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>			
Sales Area	Max sales Width	13'10"	3.96
	Sales Depth	29'3"	8.83
	Sales Area	333	30.94
	Store	27	2.51
WC			
<b>External</b>			
Yard			

### Tenure

A new Lease is available at an annual rental of **£5,200** (£100 per week) payable monthly in advance for a term of years to be agreed.

### Bond

Upon completion the tenant will be required to pay to the landlord a £500 rental bond plus the first months rent in advance.

### Costs

The tenant will be responsible for the payment of the landlords and also the landlords' costs for drawing up the agreement of £250 inclusive of VAT.

### Viewing

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

- [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

We are advised the rent is not subject to VAT.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£3,350**. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

*Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.*

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

### 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

C3852

### EPC

Energy Rating B





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