



To Let

Retail Premises

39 Ormonde Street
Sunderland
SR4 7PH

- Suburban retail/office premises
- Prominent main road position
- Close to Sunderland Royal Hospital
- Arranged over ground floor only
- Totalling 419 ft² (38.93 m²)
- **No food/Takeaway use**

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

Location

The property is situated on a busy main road prominently located on the corner of Ormonde Street and General Graham Street close to Kayll Road and Sunderland Royal Hospital.

Description

The premises are arranged over ground floor only and have traded as a hairdressing salon for over 40 years and offered to let due to retirement. **See agents note.** The first floor living accommodation is not included.

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor			
Sales Area	Internal Width	19'4	5.91
	Decreasing to	12'8"	3.90
	Max Depth	26'4"	8.04
	Sales Area	419	38.93
Externally			
Shared yard to rear and external WC			

Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed (minimum **5** 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**

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

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£2,350**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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 C3991 EPC Awaiting information

Agents Note

The property has traded as hairdressers in same ownership for in excess of 40 years. Fixtures and fittings and client book may be available by separate negotiation if required. **Further details on request.**