



# To Let

## Former Gym Premises

Laburnum Cottage  
Robinson Terrace  
Sunderland  
SR2 8PB

- Prominently situated in high density housing
- Ground Floor 960 ft<sup>2</sup>
- First Floor 1145 ft<sup>2</sup>
- Large Space. Low Rent
- Suitable for a number of uses

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

### Location

The property is situated on Robinson Terrace having frontage to Commercial Road in the Hendon area of Sunderland.

### Description

Part of the Public House which has been completely refurbished to provide a Pharmacy together with the subject property which is arranged over ground and first floor previously occupied as a boxing gym but would be suitable for a number of uses. The property is well presented having recently been decorated and benefits from central heating and UPVC double glazed windows. To rear is a surface car park.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor	960	89.18
First Floor	1145	106.37

### Tenure

A new Lease is available at a commencing annual rental of **£7,500** for a term of years to be agreed (minimum 3 years) on an effective FRI basis.

### 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](mailto:mjw@lofthouseandpartners.co.uk)
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- **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

C3893

### EPC

Energy Rating B

### Internal

