



To Let

Retail Premises

Ground Floor
219 Newcastle Road
Sunderland
SR5 1NR

- Former hair and beauty premises
- Prominent main road location
- Fronting Newcastle Road adj. to The Grange PH
- Arranged over ground floor only with rear access
- Forecourt/pavement area to front
- May suit alternative uses **excluding Hot Food**

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

Location

The property is prominently located on Newcastle Road which is one of the main arterial routes leading in and out of Sunderland in a predominantly residential area adjacent to Airsure Travel Agents and The Grange Public House sitting opposite Busy Bees children's nursery.

Description

The property is arranged over ground floor only and comprises former hair and beauty salon together with ancillary accommodation to the rear. There is also a small yard and access to loading/public parking at the rear via the adjacent public house. In addition, to the front of the property is a large forecourt area which could be utilised for external display/seating. **Please note that hot food uses will not be considered.**

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales (total)	558	51.84
Kitchen	53	4.92
WC		
Externally		
Yard to rear. Pavement/forecourt area to front		

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 3 yearly Rent Reviews. **A rental deposit may be required subject to 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

The rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,800**. 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

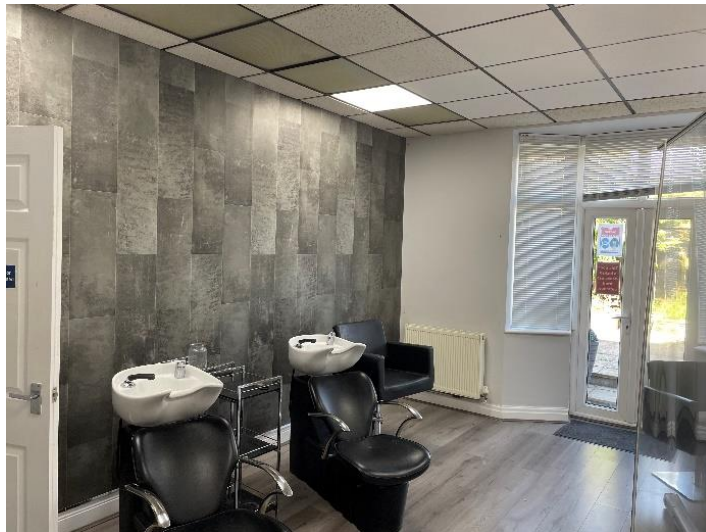
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4001

EPC

Energy Rating B



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