



# To Let

## Retail Premises

35 Melbourne Place  
Sunderland  
SR4 8LN

- Suburban retail unit
- Well-presented throughout
- Arranged over ground floor only
- Totalling 675 ft<sup>2</sup> (62.71 m<sup>2</sup>)
- Adjacent to Broadway PH/Restaurant
- Suitable for various retail/office uses

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

## Location

Melbourne Place is a suburban shopping parade which is set back from Chester Road on the outskirts of Sunderland. The parade serves a very good residential area and occupiers include The Broadway Steakhouse, BetFred, a newsagent and a number of hot food takeaways.

## Description

The property is arranged over ground floor only and has been occupied as a florist for a number of years comprising well-presented sales shop with ancillary accommodation to the rear and having a modern shop front with security shutters.

## Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>	<b>ft</b>	<b>m</b>	
Sales Area	Internal Width	18'7"	5.66
	Sales Depth	26'6"	8.08
	Sales Area	456	42.36
Kitchen & Stores		219	20.35
WC			

## Tenure

A new Lease is available at a commencing annual rental of **£10,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** 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 **£5,800**. 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

C4028

## EPC

Energy Rating D