



To Let

Retail Premises

9a Martin Terrace
Pallion
Sunderland
SR4 6JD

- Suburban Lock Up Shop Unit
- Sales Shop 259 ft² (24 m²)
- Plus rear store 168 ft² (16 m²)
- Roller Shutters
- Rent Only £500 per month
- **Restriction against use as Gentlemans Barber**

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

Location

Martin Terrace is a continuation of St Luke's Terrace which is the principal shopping area within Pallion serving a densely populated residential area.

Description

The property is of single storey construction having been extended to full site depth. The premises would suit a variety of retail or offices uses subject to any necessary consent being obtained. **There will be a restriction against the use of the premises as a gentleman's barber.**

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	9'1"	2.77
	Sales Depth	27'11"	8.50
Sales Area		259	24.06
Kitchen/Store		168	15.61
WC			

Tenure

A new Lease is available at a commencing annual rental of **£6,000** (£500 per month) for a term of years to be agreed (minimum 2 years) on an effective Tenant Internal Repairing and Insuring basis subject to **3** yearly Rent Reviews. **A rental deposit will be required.** The tenant will be responsible for all utility costs (water and electricity).

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. **Please note the rent is not subject to VAT.**

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£3,750**. 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

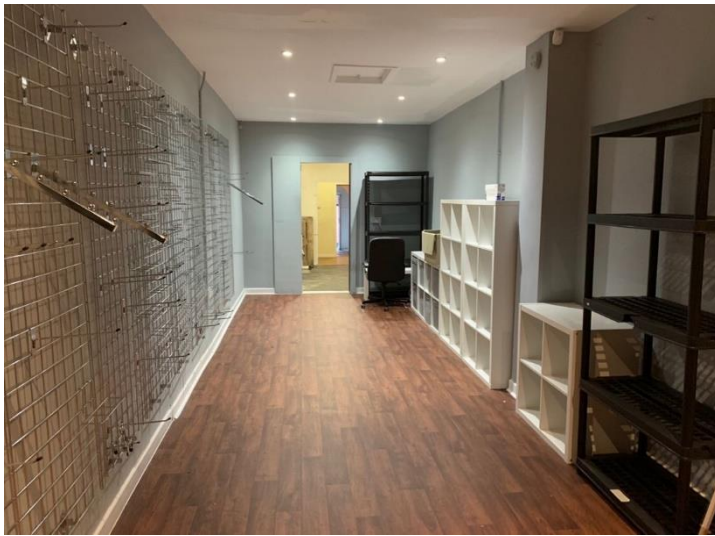
C4019

EPC

Energy Rating E

Agents Note

The directors of Lofthouse and Partners disclose a personal interest in this property.



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