

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail Premises

14 Rock Terrace
Washington
NE37 3AH

- Double fronted Ground Floor Retail Unit
- Prominent corner position
- Former Hair & Beauty Salon
- Sales 428 ft2 plus ancillary 306 ft2

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

Location

The property is prominently located in the well populated residential area of Sulgrave on the corner of Rock Terrace with frontage to Silverstone Road close to Glover Road.

Description

The property comprises a Ground Floor retail unit formerly occupied as a Hair Salon together with a Beauty Room and kitchen facilities and would suit a range of Retail and Office uses. The shop benefits from a wide display frontage having metal security shutters and is still fitted as a Hair Salon.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	31.7	2.94
	Sales Depth	14.4	1.33
	Sales Area	428	39.76
Ancillary		306	28.42
Washroom			

Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed 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
- 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 **£5,000**. The Uniform Business Rate for the Rates Year 2021/2022 is 51.2p (RV over £51,000) 49.9p (RV under £51,000). 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

C4062

EPC

Energy Rating E