



To Let

Retail Premises

24 Thorndale Road
Thorney Close
Sunderland
SR3 4JT

- Suburban retail premises
- Comprising ground floor shop
- With lockup garage to rear
- Plus 2/3 Bed flat on first floor *
- Suitable for various uses
- Public parking bays to front

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

Location

Thorndale Road is the main shopping parade serving Thorney Close which is a densely populated residential area approximately 3 miles West of Sunderland City Centre. There is parking to the front of the parade and nearby occupiers include Premier, Dhillon's fish and chips, a Chinese and an Indian takeaway together with various other local traders.

Description

The property is arranged over ground and first floors having been extended to full site depth and previously occupied as a hairdressing salon but suitable for a number of retail uses subject to any necessary planning consents. There is a 2-3 bedroomed flat on the first floor internally accessed via the shop. To the rear of the shop is a lockup garage and separate yard to one side.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	23'9"	7.24
	Sales Depth	15'8"	4.78
	Sales Area	372	34.56
Rear Sales		91	8.45
Ancillary		164	15.24
Garage		112	10.40
First Floor			
2/3 bedroomed flat with bathroom & Kitchen.			
Externally			
Small yard to rear.			

Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews. **A rental deposit may be required subject to status.**

VAT

The rent is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£4,100**. 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

Council Tax

The first floor is within Council Tax Band A.

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

C4069

EPC

Ground Floor Energy Rating E
First Floor Flat Energy Rating E