



To Let

Office/Retail Premises

Ground Floor
Suite 2, 11 Green Terrace
Sunderland
SR1 3PZ

- Former Beauty Salon comprising reception and 3 treatment rooms
- Well-presented ground floor unit
- Opposite The Bridges Car Park
- Adjoining Fitzgeralds Public House
- 442 ft² (39 m²)
- Near University, Premier Inn and Theatre

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

Location

Green Terrace is situated on the immediate fringe of Sunderland City Centre and overlooks St Michaels Way at the rear, one of the main arterial routes leading into the City Centre. The property is located within a block of office buildings adjoining Fitzgeralds Public House with other Pubs and Restaurants nearby. In addition, The Bridges Shopping Centre Car Park is directly opposite and Green Terrace comprises a bus route.

Description

Well-presented Ground Floor suite comprising reception, 3 treatment rooms together with staff facilities which has been used as a beauty salon for a number of years. The property has a Net Internal Area of 422 ft² (39 m²) and would be suitable for hair/beauty or specialist retail use subject to necessary consent.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Net Internal Area	422	39.20

Tenure

A new Lease is available at a commencing annual rental of **£6,500 plus VAT** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews

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

The rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£2,600**. The Uniform Business Rate for the Rates Year 2022/2023 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

C4086

EPC

Energy Rating E



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