



To Let

Retail Premises

44 St Lukes Terrace
Pallion
Sunderland
SR4 6NF

- Suburban retail premises
- Ground floor only
- Size 520 Ft² (48.31 m²)
- Well presented throughout
- Suit variety of uses
- First Floor not included

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

Location

St Lukes Terrace is a busy suburban shopping parade located 2.5 miles West of Sunderland City Centre serving a densely populated residential area. Nearby occupiers include Domino's, Dixy Chicken, Heron Foods, Greggs and Coral together with several independent hot food takeaway operators.

Description

The property forms part of a 2-storey mid terraced building and is arranged over ground floor only. The first floor living accommodation is in separate ownership having self-contained access via the shared yard at the rear.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Max Internal Width	17'8"	5.18
	Decreasing to	13'9"	4.23
	Sales Depth	29'6"	8.83
	Sales Area	462	42.92
	Store cupboard	19	1.77
	Kitchen	39	3.62
	WC		
Externally			
Small yard to rear with 1 car parking space			

Tenure

A new Lease is available at a commencing annual rental of **£7,800 (£650 per month)** 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 will be required.** The tenant will be responsible for all utility costs.

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

The rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£5,100** 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

C4098

EPC

Energy Rating C



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