



# To Let

## Retail Premises

1 Eden Terrace  
Sunderland  
SR2 7PF

- Compact single storey retail premises
- Frontage to Durham Rd and Eden House Rd
- Totalling 406 ft<sup>2</sup> (37.72 m<sup>2</sup>)
- Former beauty salon
- **RENT ONLY £550 pcm – NIL BUSINESS RATES\***
- Suit variety of retail/office uses

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

## Location

The property is prominently located in a well populated residential area at the junction of New Durham Road and Eden Vale on one of the main arterial routes leading into the City Centre.

## Description

The property is single storey arranged over ground floor only comprising compact sales shop and small washroom to the rear having previously been occupied as a beauty salon but would suit a range of retail and office uses. The shop benefits from electrically operated roller shutters. **There is no rear access.**

## Accommodation

The property briefly comprises as follows:-

		ft	m
<b>Ground Floor</b>			
Sales Area	Internal Width	19'6"	5.94
	Decreasing to	10'2"	3.1
	Av Sales Depth	29'1"	8.86
	Sales Area		364 33.82
Storage/Kitchen		42	3.9
Washroom			

## Tenure

A new Lease is available at a commencing annual rental of **£6,600** (£550 pcm) for a term of years to be agreed (minimum **3** years) on a tenant internal repairing basis inclusive of buildings insurance. The tenant will be responsible for all utility costs and their own contents/PL insurance. **A bond may be required subject to status.**

## 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.

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£4,200**. 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

C4105

## EPC

Energy Rating D