

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail Premises

8 St Lukes Terrace
Pallion
Sunderland
SR4 6NQ

- Well-presented shop unit
- Ground Floor Sales 472 ft² (4.85 m²) plus ancillary
- Close to William Hill, Greggs and Heron Foods
- Nearby occupiers Subway, Papa Johns and Dicksons
- 2 car parking spaces included to rear

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

Location

The busy suburb of Pallion lies approximately 3 miles West of Sunderland City Centre and is represented by national retailers including Factory, Greggs, Subway, William Hill, Heron Foods and Rowlands Pharmacy. The parade provides off street parking immediately to the front of the unit.

Description

The premises are single storey and comprise well-presented retail shop/office which benefits from 2 car parking spaces to the rear.

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor	ft	m	
Sales Area	Internal Width	16'9"	5.15
	Sales Depth	28'2"	8.59
	Sales Area	472	43.85
Cloakroom		69	6.41
WC			
Staffroom		138	12.82
Externally			
2 secure car parking spaces			

Tenure

A new Lease is available at a commencing annual rental of **£9,500 plus VAT** for a term of years to be agreed (minimum **3** years) on an FRI basis.

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 subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value for the rates year 2023/24 is **£10,000** from 01/04/23. The Uniform Business Rate for the Rates Year 2023/2024 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 C4138

EPC Energy Rating 105/E



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