



To Let

Retail Premises

36a Front Street
Cleadon
SR6 7PG

- Rare opportunity for representation in affluent village
- Prime location in village centre
- Ground Floor Net Internal Area 319 ft² (29.64 m²)
- First Floor Office 164 ft² (15.24 m²)
- Other nearby occupiers include Romano's Restaurant, Door Twenty One Aesthetic & One Stop

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

Location

Cleadon is an affluent suburban village in South Tyneside situated between Sunderland and South Shields. The subject property itself is situated on Front Street at its junction with Windermere in a block of commercial property including the soon to be open Luciano Restaurant, The Stables Bar, Door 21 Aesthetics and Lady & The Tramp Groomers. Other nearby occupiers include Bistro Romano, One Stop Convenience and Cleadon Village Dental Practice.

Description

The property comprises an end terraced retail unit which benefits from a wood framed display window and provides compact sales accommodation with washroom facilities to the rear. There is an open tread staircase to the first floor which provides an office/storage accommodation.

Accommodation

The property briefly comprises as follows:-

		ft	m	ft2	m2
Ground Floor					
Sales Area	Internal Width	10'1"	3.07		
	Sales Depth	36'0"	10.97		
	Sales Area			319	29.64
First Floor				164	15.24
Externally	2 staff car park spaces to the rear				

Tenure

A new Lease is available at a commencing annual rental of **£9,000** for a term of years to be agreed on Tenant Full Repairing and Insuring terms.

Costs

The ingoing tenant will be responsible for the landlords legal fees incurred in this transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@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 current Rateable Value is **£2,700**. 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

C4169

EPC

Energy Rating 85/D