



## To Let

### Fully fitted Hair & Beauty Premises

4 Stockton Terrace  
Grangetown  
Sunderland  
SR2 9RQ

- Suburban retail premises **702 ft<sup>2</sup> (65.22 m<sup>2</sup>)**
- Comprising fully fitted hair and beauty salon
- With Pilates/Yoga studio
- Busy main road location
- Ready for immediate occupation
- **100% Business Rates Relief subject to status**

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

## Location

Stockton Terrace is a busy suburban retail parade forming part of Ryhope Road which is one of the main arterial routes leading into Sunderland city centre from the south serving a densely populated residential area.

## Description

The property is single storey and has been occupied as a hair and beauty salon for a number of years having been extensively refurbished with new shop front, electrically operated roller shutters and is available on a fully equipped basis.

The premises are presently configured having a front salon area with 1 hair washing station, 2 hair styling stations, 1 nail station and fitted reception desk. To the rear of the salon is a Yoga/Pilates studio and a private beauty room with kitchen and staffroom to the rear.

## Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>	<b>ft</b>	<b>m</b>	
Salon & Premises	Internal Width	15'3"	4.66
	Max Sales Depth	46'0"	14.02
	Sales Area		702 65.22
	<b>Externally</b>		
Small year to rear			

## Tenure

A new Lease is available at a commencing annual rental of **£850 per month** for a term of years to be agreed (minimum **3** years) on a Tenant Internal Repairing basis subject to **3** yearly Rent Reviews. **A rental deposit may be required subject to status.**

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact **Alexa Reavley** tel. **0191 5658844** email [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)

## VAT

**The rent is not subject to VAT.**

## Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£5,700**. The Uniform Business Rate for the Rates Year 2024/2025 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

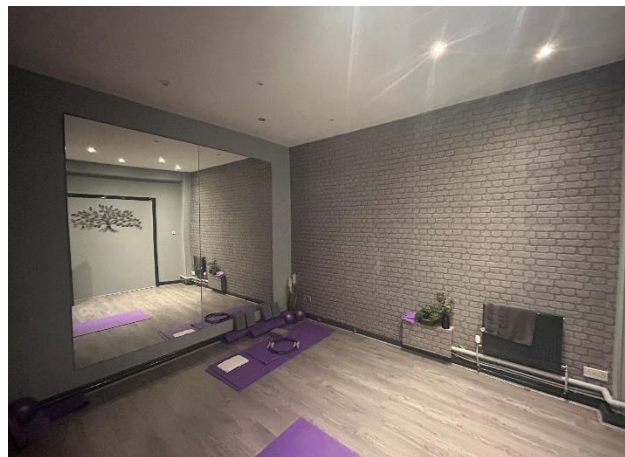
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

**Ref** C4217 **EPC** Energy Rating 121/E

## Agents Note

The directors of Lofthouse and Partners declare a financial interest in this property.





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