

Sunderland: 0191 5658844
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To Let

Retail Premises

9b Martin Terrace
Pallion
Sunderland
SR4 6JD

- Fully fitted lock up barber shop
- Sales area **258 ft² (24 m²)**
- Rear stores **276 ft² (26 m²)**
- Rent only **£550 per month plus bond**
- Business rates exempt for current year*
- Ready for immediate occupation

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

Location

Martin Terrace is a continuation of St Luke's Terrace which is the main shopping area within Pallion serving a densely populated residential area. Nearby occupiers include Gregg's, Domino Pizza, Coral and William Hill amongst others.

Description

The property comprises fully fitted gentleman's barbers shop and is of single storey construction having been extended to the rear. The premises would suit a continuation of the current use or alternatively may suit a variety of retail or offices uses. **There will be a restriction against a use conflicting with the adjacent tenant of 9a Martin Terrace. Interested parties will therefore be required to confirm their intended use before viewing. The tenant will not be permitted to operate under the trading name of the former tenant The Dapper Bear.**

Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	9'3"	2.82		
	Sales Depth	27'11	8.50		
	Sales Area			258	23.97
Store				276	25.64
WC					

Tenure

A new Lease is available at a rental of **£550 per month (£6,600 per annum)** for a term of years to be agreed on a Tenant Internal Repairing and basis plus insurance. The tenant is also responsible for the doors, shop front and roller shutters. **Rent payable monthly in advance by standing order. A rental bond will also be required subject to status.**

VAT

The rent is not subject to VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction. A short business lease may be available allowing early access to the property subject to a fee of £350 plus VAT.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£5,800**. 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

C4261

EPC

Energy Rating 82/D



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