

Sunderland: 0191 5658844
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To Let

Fitted Fish and Chip Shop

70 St Lukes Terrace
Pallion
Sunderland
SR4 6NF

- Long established fish and chip shop
- Fully fitted ready to trade
- Prominently located in popular suburb of Pallion
- Sales 339sqft Ancillary/Prep 968sqft
- High density residential area

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

Location

The suburb of Pallion lies on the Metro line and is approximately 3 miles West of Sunderland City Centre. St Luke's Terrace is the main shopping centre serving a densely populated residential area and is well represented by the major national retailers including Greggs, Subway, Pappa Johns, William Hill, Heron Foods and Dickson's.

Description

The property has traded as Murtha's Fish and Chip Shop for over 40 years and they are now retiring. The unit is offered as a fully fitted fish and chip shop which has scope to expand the offer to include other hot food.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR	ft2	m2
Sales Area	339	31.49
Prep/Ancillary	417	38.74
LOWER GROUND FLOOR		
Stores	550	51.10

Tenure

A new Lease is available at a commencing annual rental of **£15 000** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to **3 yearly Rent Reviews**.

VAT

Figures quoted exclude VAT where chargeable.

Costs

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

Viewing

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

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

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£9,100**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

C4342

EPC

Energy Rating 67/C



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