



## To Let

### Retail Premises

35 Melbourne Place  
Sunderland  
SR4 8LN

- Suburban retail unit
- Well-presented throughout
- Arranged over **ground floor only**
- Totalling **673 ft<sup>2</sup> (62.52 m<sup>2</sup>)**
- Adjacent to **Wavendon** Public House
- Suitable for various retail/office uses

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

### Location

Melbourne Place is a suburban shopping parade which is set back from Chester Road on the outskirts of Sunderland. The parade serves a very good residential area and occupiers include The Wavendon Public House, Bet Fred, Kitui and a number of local traders.

### Description

The property is arranged over ground floor only and has been occupied as a bridal & promwear shop for a number of years comprising well-presented sales shop with ancillary accommodation to the rear and having a modern shop front with security shutters.

### Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	18'7	5.66		
	Sales Depth	26'6"	8.08		
	Sales Area			457	42.46
Ancillary				216	20.07
WC					

### Tenure

A new Lease is available at a commencing annual rental of **£11,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to 3 yearly Rent Reviews. Water charges are billed separately by the landlord on a monthly basis.

### VAT

Figures quoted exclude VAT where chargeable.

### 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**

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£8,100**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2 p. 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

C4363

### EPC

Awaiting information.