

Sunderland: 0191 5658844
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To Let

Retail Premises

34 St Lukes Terrace
Pallion
Sunderland
SR4 6NQ

- Suburban retail unit in prime position adj. to Dicksons
- Extensively refurbishment **2024** including new shop front
- Arranged over ground floor only
- Totalling **1120 ft² (104.5 m²)**
- Nearby Greggs, Subway, Heron Foods and William Hill etc.
- On street parking bays to front

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 Lukes 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 Rowlands Pharmacy.

Description

The property was the subject of an extensive refurbishment programme in 2024 including new aluminium shop front, rewiring, replastering, new floors, ceilings, LED lighting and refitted kitchen and washroom facilities. There is a small secure yard to the rear with 1 car parking space.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	18'2"	5.53		
	Sales Depth	30'5"	9.27		
	Sales Area			552	51.28
Ancillary				535	49.70
Kitchen				33	3.07
WC					
TOTAL				1120	104.05
EXTERNALLY					
Secure yard to rear with 1 parking space.					

Tenure

A new Lease is available at a commencing annual rental of **£12,500** for a term of years to be agreed (minimum 5 years) on a Tenant Fully Repairing and Insuring basis subject to 5 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.

Lease Fee

Alternatively, the landlord is able to offer early access using a shortform agreement. On this basis, the tenant will be responsible for the landlords costs in the sum of £500.

Viewing

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

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

VAT

We are advised that the property is not elected for VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£12,250**. 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

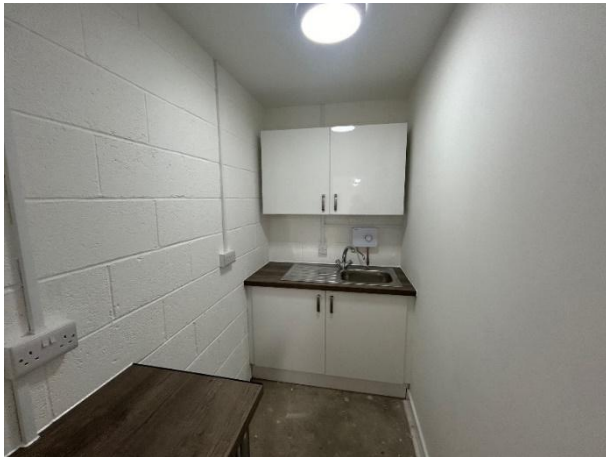
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4376 **EPC** Energy Rating 73/C

Front Shop



Front Shop



Rear Shop



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