

Sunderland: 0191 5658844
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To Let

Retail Premises

27 Sea Road
Fulwell
Sunderland
SR6 9BS

- Suburban retail premises
- Former greengrocery
- Comprising sales shop and ancillary
- Sales area **455 ft² (42.27 m²)**
- Ancillary **268 ft² (24.90 m²)**
- Nearby **Semichem, Coral, Greggs and Peter Heron**

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

Location

Sea Road is a popular suburban shopping parade serving the Fulwell district of Sunderland approximately 2 miles north Sunderland city centre. The property is located in what is regarded as the prime retail pitch of Sea Road close to its junction with Laws Street and nearby occupiers include **Semichem Coral, Greggs** and **Peter Heron Estate Agents**.

Description

The property is single storey and comprises sales shop with ancillary to the rear having been occupied as a greengrocery for a number of years however would suit a variety of retail uses.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	15'11"	4.85		
	Sales Depth	28'7"	8.71		
	Sales Area			455	42.27
Ancillary				268	24.90
Externally					
Small yard with external WC					

Tenure

A new Lease is available at a commencing annual rental of **£12,500** for a term of years to be agreed FRI basis subject to **3** yearly Rent Reviews.

VAT

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

Costs

The tenant is to be responsible for a contribution of £350 plus VAT towards landlords reasonable 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 **£9,800**. 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

C4385

EPC

Energy Rating 67/C



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