

Sunderland: 0191 5658844
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To Let

Suburban Retail Unit

275a Southwick Road
Southwick
Sunderland
SR5 2AB

- **Very well presented** retail premises
- Prominent position **close to The Green**
- Visible from **Thompson Road**
- Totalling **362 ft² (33.63 m²)**
- Nearby occupiers **Heron, Coral and Iceland**
- Suitable for **retail, hair & beauty and offices**

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

Location

The property is prominently located in a well-established shopping parade serving a densely populated residential area to the north of the city with excellent visibility from both Thompson Road and Southwick Road. It is adjacent to The Green shopping centre where nearby occupiers include **Iceland, Greggs, Coral, Heron and B&M.**

Description

The premises are arranged over ground floor only comprising well-presented former beauty salon with WC and store room to the rear. Access to the rear lane is provided via a small yard.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR	ft	m	ft2	m2
Sales shop and store			362	33.63
WC				
Externally	Small yard to rear			

Tenure

A new Lease is available at a commencing annual rental of **£6,600** for a term of years to be agreed (minimum **3** years) on an full repairing basis subject to **3** yearly Rent Reviews. The rent is payable monthly in advance at **£550 pcm** inclusive of buildings insurance. The property has a pre-paid electricity meter. A rental bond may be required subject to status.

VAT

We are advised the property is not elected for VAT.

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 **£4,100**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p.

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 C4387

EPC Energy Rating C



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