



**UNIT 4 GRANGEWOOD COURT,  
SHINEY ROW, HOUGHTON-LE-SPRING,  
COUNTY DURHAM, DH4 4RS**

- **Ground floor shop**
- **Popular location**
- **Adjoining Co-Op foodstore**

## To Let

### LOCATION

The property is situated in Shiney Row, which is located approximately 3 miles north of Houghton-le-Spring and 6 miles south-west of Sunderland City centre. The property is located off Chester Road, close to its junction with the A182/A183. The area is well served by public transport.

The property is situated in a short parade of shops adjacent to a Co-Op foodstore and overlooking the war memorial and garden. Other occupiers in the immediate vicinity include Cooplands, Betfred, hot food takeaways and a number of local traders including hair salons. There is on street car parking available nearby.

**Tel: 0191 2610300**

**www.youngsrps.com**

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a ground floor shop within a two-storey mid-terraced building of brick construction under a flat roof. The shop benefits from a single glazed timber framed shop front with external roller shutter.

Internally, the shop comprises a retail area to the front, office/store room to the rear, a small kitchen and w.c. The principal areas benefit from a suspended ceiling with integral lighting, and laminate flooring to the front and carpet to the rear.

There is a door leading from the rear office into the shared rear yard. This door also benefits from an external roller shutter.

## ACCOMMODATION

We have measured the premises as providing the following net internal areas:

Retail area	52.04 sq m	(560 sq ft)
Office/store	22.78 sq m	(245 sq ft)
Kitchen	4.59 sq m	(49 sq ft)
<b>TOTAL</b>	<b>79.41 sq m</b>	<b>(854 sq ft)</b>



Interior photograph

## TENURE

The premises are available to let by way of a new lease for a term of years to be agreed, on an internal repairing and insuring basis. There will be an upward only rent review to market rent at the end of the third year of the term.

## RENT

£6,500 per annum, exclusive of business rates and payable monthly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

## USE

The property has recently been used as an estate agency. It is envisaged that it would be suitable for similar uses including general retail use. The property is not suitable for use as a hair salon.

Interested parties should seek clarification from the Local Authority whether their proposed use requires planning consent.

## RATEABLE VALUE

The property has a rateable value of £4,950.

Interested parties should verify this figure with the Local Authority.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

Strictly by appointment with YoungsRPS (reference Michael Blake or Paul Fairlamb).

## LOCAL AUTHORITY

Sunderland City Council, 31-32 Fawcett Street, Sunderland, SR1 1RE (Tel: 0191 5205555).

All figures quoted above are exclusive of VAT where chargeable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-70.

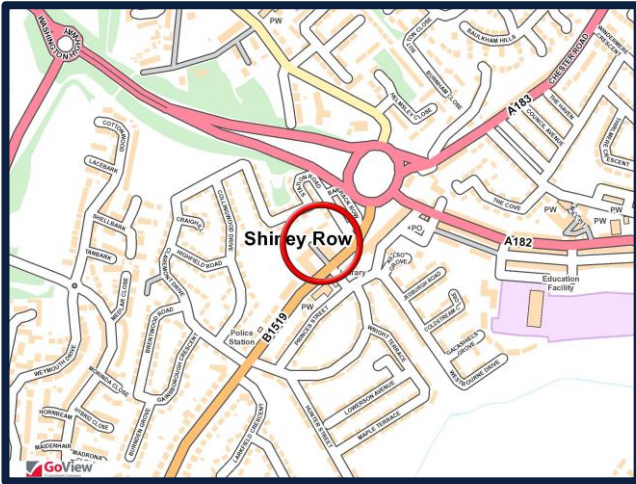
A copy of the EPC is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

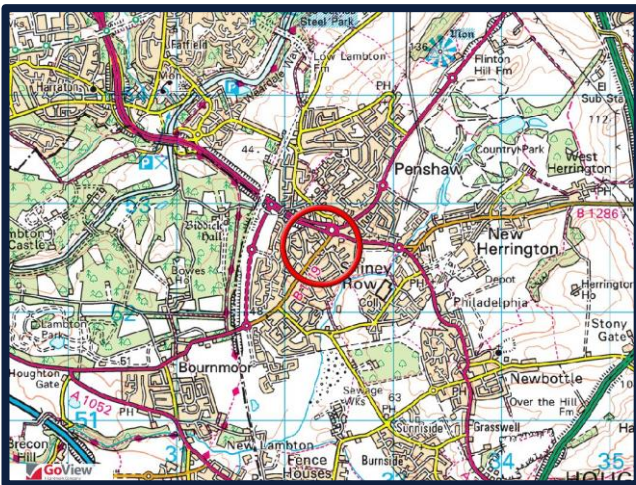
The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

Photographs taken January 2018.

**Particulars amended September 2019**



Street map



Town map

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