

RETAIL UNIT TO LET

7 Station Road, Sunderland, SR6 9AA

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Ground floor retail space
- Total size of 112.69 m²
- High footfall area

- EPC B38
- Excellent decorative order
- Close to Seaburn Metro Station

£17,400 per annum

LOCATION

The subject property is situated in Fulwell, Sunderland, just north of the Sea Road shopping precinct. The property benefits from good passing trade, due to the direct bus routes and Seaburn Metro Station being moments away. The premises occupies a prominent location, with various retailers located nearby serving the local neighbourhood catchment area.

DESCRIPTION

The property comprises a brick built, semi detached, ground floor shop with open plan retail accommodation. The unit benefits from glazed retail frontage and has the benefit of office, staff kitchen and W.C. The property is in excellent decorative order throughout. Walls are plastered and painted with grey laminate flooring. Parking is available fronting the premises.

ACCOMMODATION

Ground Floor Retail	100.74m ²	1,084ft ²
Kitchen	5.57m ²	60 ft ²
Office	6.38m ²	69 ft ²
Total	112.69m²	1,213 ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop & premises	£11,250	Exempt.

We are advised that the rateable value of the premises as at 1 April 2017 is £11,250 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority to confirm exemption.

EPC RATING

B38

TERMS

The property is available to let by way of a new lease for a term of years to be agreed at an annual rent of £17,400 per annum.

VAT

Vat is applicable.

LEGAL COSTS

The tenant is to pay all legal costs.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Helen Wall at Bradley Hall Chartered Surveyors.

Tel: 0191 5634242
Email: helen.wall@bradleyhall.co.uk

**AGENTS NOTES**

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Bus stops located nearby



0.1 miles from Seaburn Metro Station



2 miles from Sunderland City centre



22 miles from Newcastle International Airport