



M I C H A E L H O D G S O N

estate agents & chartered surveyors



MARTIN TERRACE, SUNDERLAND

£550 Per Month

TO LET - Martin Terrace is a continuation of St Luke's Terrace which is the main shopping area within Pallion serving a densely populated residential area. Nearby occupiers include Gregg's, Domino Pizza, Coral and William Hill amongst others. The property comprises fully fitted gentleman's barbers shop and is of single storey construction having been extended to the rear. The premises would suit a continuation of the current use or alternatively may suit a variety of retail or offices uses. There will be a restriction against a use conflicting with the adjacent tenant of 9a Martin Terrace. Interested parties will therefore be required to confirm their intended use before viewing. The tenant will not be permitted to operate under the trading name of the former tenant The Dapper Bear.

To Let
Pallion

Suburban lock up shop unit

Available mid-June 2024

Retail Unit

Martin Terrace

Business rates exempt for current year*



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£550 Per Month

LOCATION

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DESCRIPTION

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ACCOMODATION

The property briefly comprises as follows:-

Internal Width 9'3" 2.82

Sales Depth 27'11" 8.50

Sales Area 258 sq ft 23.97 sq m

StoreS 276 sq ft 25.64 sq m

WC

TENURE/RENT

A new Lease is available at a rental of £550 per month (£6,600 per annum) for a term of years to be agreed on a Tenant Internal Repairing and basis plus insurance. The tenant is also responsible for the doors, shop front and roller shutters. Rent payable monthly in advance by standing order. A rental bond will also be required subject to status.

CODE OF PRACTICE

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from

the Royal Institution of Chartered surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

COSTS

Each party will be responsible for their own Legal Fees incurred in the transaction. A short business lease may be available allowing early access to the property subject to a fee of £350 plus VAT.

VIEWING

Contact – Mario Jaconelli or Alexa Reavley
mario@lofthouseandpartners.co.uk
Alexa@lofthouseandpartners.co.uk

0191 5658844

VAT

Figures quoted exclude VAT where chargeable.

RATEABLE VALUE

The Valuation Office has confirmed the current Rateable Value is £5,800. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. 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

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.

EPC

EPCRATING: F

Disclosure of Interest

The directors of Lofthouse and Partners disclose that they have a personal interest in this property.

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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