



2 Tunstall Vale, Ashbrooke, Sunderland, SR2 7HP

- Ground Floor Retail Unit
- Well Presented Former Hair Salon
- Retains Some Fixtures & Fittings
- Electric Roller Shutters
- Floor Area 69.74sq.m. (750.67sq.ft.)
- Suitable for a Variety of Uses
- On Street Parking
- New Lease Terms Available

Rent: £8,400 per annum

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Location

The unit is located on the corner of Tunstall Vale and Briery Vale Road, in the Ashbrooke area of Sunderland. Neighbouring businesses include a Premier store and a continental food store, set within the crossroads.

Ashbrooke is a densely populated area, with a good range of residential properties and include the Ashbrooke Sports Club (less than 300 metres away from the unit). Sunderland City Centre is also close by (less than 2 miles away)

Description

A ground floor end terrace, former hair salon. It would suit a variety of uses subject to the correct use class being in place.

Floor Area

Area	Sq. m.	Sq. ft.
Salon (Main)	24.31	261.67
Salon (Rear)	21.43	230.67
Kitchen/Office	12.39	133.36
Storeroom	6.49	69.86
Hallway	2.07	22.28
W/C	3.05	32.82
Total	69.74	750.67

Parking

There is permit parking, on Tunstall Vale and on-street parking on Briery Vale Road.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£8,400 per annum

Costs

The ingoing tenant is responsible for the landlords solicitors costs relating to the lease

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £6,900

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H739

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