COMMERCIAL



Retail | Office | Industrial | Land



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

Ground Floor, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB T: 0191 212 0000 E: commercial@rookmatthewssayer.co.uk www.rookmatthewssayer.co.uk



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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.

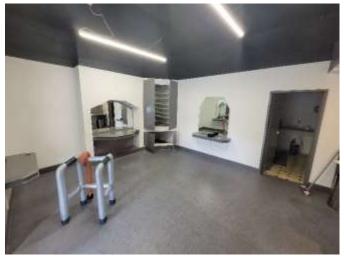
Important Notice

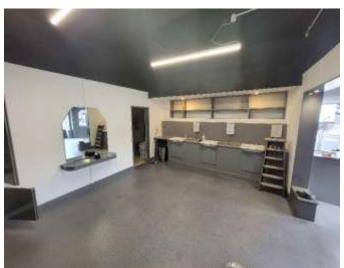
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- 2. The photographs show only parts of the property as they appeared at the time taken.
- 3. Any areas, measurements and distances given are approximate only.

Ref: H739 **Updated** June 2024

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