

**STUART
EDWARDS**



St. Lukes Terrace

Pallion, Sunderland SR4 6NF

- GROUND FLOOR COMMERCIAL UNIT
- APPROXIMATELY 484.6 SQFT
- HOT FOOD AND LIQUOR LICENSE
- ELECTRIC & WATER SUPPLY
- AVAILABLE IMMEDIATELY
- SITUATED ON A BUSY SHOPPING PARADE
- REAR ACCESS & PARKING
- UPVC DOUBLE GLAZING

£800 Per Calendar Month

Council Tax Band: Exempt EPC Rating:

FULL DESCRIPTION

Converted from a former pub this commercial unit is situated on the ground floor and is available immediately. Situated on a busy main shopping parade within Pallion with excellent footfall due to it being within easy reach of a densely populated residential area. Suitable for a variety of uses but its worth noting this unit has both a hot food and liquor license. Internally the unit is a blank canvas with a floorplan situated over three areas with wash facilities and wc at the rear. The building has a shared rear access and parking. With electric supply, water and UPVC double glazing. Internal inspection is essential.

EPC.

EPC Rating - C
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6589-6194-7602-4941-4287>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

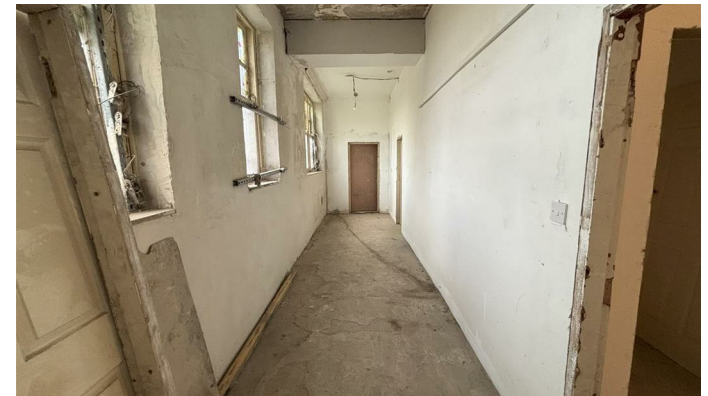
A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.