



# MICHAEL HODGSON

estate agents & chartered surveyors



## SEASIDE LANE, PETERLEE

£10,000 Per Annum

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TO LET - The property is situated in a prominent position on Seaside Lane in Easington offering a highly visible location on a busy parade of shops with a number of local, national and regional occupiers in close proximity. The property currently trades as a bookmakers and comprises of a ground floor generous sales area with rear ancillary stores, office, WC and kitchen facilities whilst to the the upper floors there are various individual stores rooms, kitchen and WC facilities.

Retail

Ground Floor Sales

Seaside Lane

Viewing Advised

Double Unit

To Let

Passing Rent £10,000

EPC Rating: E

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£10,000 Per Annum

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### LOCATION

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### DESCRIPTION

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### ACCOMODATION

We calculate the following approximate areas:

#### Ground Floor

Sales: 98.83 sq m (1063.82 sq ft)

Store / Staff Rooms: 29.96 sq m (322.54 sq ft)

WC's

#### First Floor

Various Rooms / Kitchen / Male & Female WC's - 46.03 sq m (495 sq ft)

### LEASE

The property is held by way of a lease for a term of 25 years from 15th April 2002 at a passing rent of £10,000

The property may be available by way of an assignment / sub lease of the current lease or subject to agreement a new lease for a term of years to be agreed.

### RENT

The passing rent is £10,000 per annum

### CODE OF PRACTICE

In accordance with the Code of Practice For Commercial Leases In 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 Practice For Commercial Leases in England And Wales can be obtained at [www.commercialeasew.co.uk](http://www.commercialeasew.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

You should consider the terms of the code with your professional adviser.

### LEASEHOLD LEGAL COSTS

The Tenant will be responsible for the Landlord's Legal Fees incurred in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

### RATEABLE VALUE

The Valuation Office has confirmed the Rateable Value(s) as follows: Shop and Premises £4,550 The Uniform Business Rate for the Rates Year 2019/2020 is 49.1p. If necessary a written request should be made to the Local Authority for confirmation.

### VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

