MICHAEL HODGSON

estate agents & chartered surveyors

HOLMESIDE, SUNDERLAND
£10,000 Per Annum

TO LET - RETAIL SHOP - The property is located in a prominent position on Holmeside in the City Centre of Sunderland. Holmeside offers an array of occupiers including bars, shops, cafes with nearby retailers including Mecca Bingo, Subway amongst regional, national and local occupiers. The premises comprise of a self contained mid terraced retail shop providing ground floor sales with a rear kitchen and WC. The property would lend themselves to a variety of uses subject to the requisite planning consents being obtained.

- To Let
- Ground Floor
- Rear Kitchen
- Viewing Advised
- Retail Unit
- Sales Area
- Prominent Location
- EPC Rating: C

HOLMESIDE, SUNDERLAND
£10,000 Per Annum

LOCATION
The property is located in a prominent position on Holmeside in the City Centre of Sunderland. Holmeside offers an array of occupiers including bars, shops, cafes with nearby retailers including Mecca Bingo, Subway amongst regional, national and local occupiers

DESCRIPTION
The premises comprise of a self contained mid terraced retail shop providing ground floor sales with a rear kitchen and WC

ACCOMMODATION
We calculate the property provides the following areas:

Sales: 64.31 sq m (692 sq ft)
Kitchen: 7.84 sq m (84 sq ft)
WC

RENT
£10,000 per annum exlusive

LEASE
A new lease for a term of years to be agreed.

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.commericalleasecodeew.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.

RATEABLE VALUE
Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is £11,000. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2016/2017 is 49.7p

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.

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

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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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