



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## STOCKTON TERRACE, SUNDERLAND

£800 Per Month

TO LET - £800 PER MONTH - Stockton Terrace is a busy suburban retail parade forming part of Ryhope Road which is one of the main arterial routes leading into Sunderland city centre from the south serving a densely populated residential area. The property is single storey and has been occupied as a hair and beauty salon for a number of years having been extensively refurbished with new shop front, electrically operated roller shutters and is available on a fully equipped basis. The premises are presently configured having a front salon area with 1 hair washing station, 2 hair styling stations, 1 nail station and fitted reception desk. To the rear of the salon is a Yoga/Pilates studio and a private beauty room with kitchen and staffroom to the rear.

Suburban retail premises 702 ft<sup>2</sup>  
(65.22 m<sup>2</sup>)

With Pilates/Yoga studio

Ready for immediate  
occupation

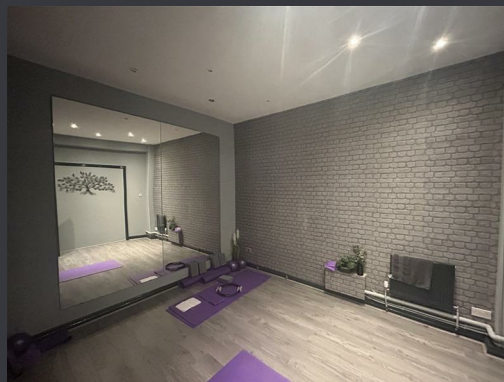
To Let

Comprising fully fitted hair and  
beauty salon

Busy main road location

100% Business Rates Relief  
subject to status

£800 per month



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### Location

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### Description

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### Tenure

A new Lease is available at a commencing annual rental of £800 per month for a term of years to be agreed (minimum 3 years) on a Tenant Internal Repairing basis subject to 3 yearly Rent Reviews.

A rental deposit may be required subject to status.

### Accommodation

The property briefly comprises as follows:-

### Salon & Premises

Internal Width 15'3" ft - 4.66 m

Max Sales depth 46'0" ft - 14.02 m

Sales Area - 702 sq ft - 65.22 sq m

Externally - small rear yard

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### VAT

The rent is not subject to VAT

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is £5,700. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation. Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief.

Please contact the non-domestic rating department of the Local Authority for clarification

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

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