



MICHAEL HODGSON

estate agents & chartered surveyors

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FULWELL ROAD, SUNDERLAND £500 Per Month

RETAIL SHOP - TO LET - £500 PER MONTH, £6000 PER ANNUM -
The property comprises of a compact self contained ground floor retail shop that currently trades as a carpet / flooring shop. The property has a retail space, small store and WC. The premises would suit a continuation of the current use or alternatively may suit a variety of retail uses. The property has a retail space, small store and WC. The shop is situated on Fulwell Road in a highly visible location offering a huge amount of passing traffic as well as being within easy reach of Sea Road, excellent transport links to Sunderland City Centre

TO LET
FULWELL ROAD
£6000 PER ANNUM
SELF CONTAINED SHOP

RETAIL SHOP
£500 PER MONTH
VIEWING ADVISED
EPC RATING:



FULWELL ROAD, SUNDERLAND

£500 Per Month

LOCATION

The shop is situated on Fulwell Road in a highly visible location offering a huge amount of passing traffic as well as being within easy reach of Sea Road, excellent transport links to Sunderland City Centre

DESCRIPTION

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ACCOMMODATION

We calculate the following approximate areas and dimensions:

Retail Sales: 28.7 sq m (308 sq ft)

Store & WC

RENT & LEASE

The current passing rent is £6,000 per annum, £500 per month.

The property is held on a 10 year lease from 13th May 2019

A new lease may be available subject to conditions and contract.

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.commercialleasecodeew.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 £5400. The Uniform Business Rate for the Rates Year 2025/2026 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

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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