



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



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

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.

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.

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.

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

estate agents & chartered surveyors

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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

