

# TO LET

## Hair/Beauty Occupier Opportunity

**Unit 8&9 Concord House  
Speculation Place  
Washington  
NE37 2AS**



- Ideal opportunity for hair/beauty related occupiers
- Includes nail bar area & 7 treatment rooms
- EPC Rating C(66)
- Size: 112.5 sq m (1,211 sq ft)
- Asking Rent: £10,800 per annum
- Free parking outside

## LOCATION

Washington is situated 6 miles west of Sunderland City Centre and 10 miles south of Newcastle. Washington benefits from a good road network in close proximity to the A1(M) and A19. Washington has an urban population of 53,388 persons and a district population of 280,807 persons.



The property is situated in the popular and well established commercial and residential district of Concord. The unit is situated in Concord House which is only 50m from Front Street. There is large public car park to the front of the building whilst nearby occupiers include Co-op, Pizza Hut, Ladbroke's as well as many independent traders.



## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The property has an EPC rating of C(66)

## VAT

All figures quoted are exclusive of VAT where chargeable.

### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

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The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

## DESCRIPTION

The property comprises a versatile ground floor commercial unit formerly occupied by a beauticians. The property could be suitable for a variety of uses but is ideally suited for use by another beauticians, hair dressers, masseurs or similar business.



Internally the unit provides a reception area, nail bar area and seven separate treatment rooms. The floor benefits from a non-slip covering whilst the walls and ceiling are plastered and painted with strip fluorescent lighting.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is £8,100. The Small Business rate for the year 2019/2020 is 49.9 pence in the pound. Eligible businesses can qualify for full business rates relief.

## ACCOMMODATION

Net internal area: 112.5 sq m (1,211 sq ft)

## TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £10,800 per annum (exclusive). All other terms are to be agreed by negotiation.

## VIEWING

By appointment only through Johnson Tucker LLP. Contact David Johnson 0191 269 7890 [davidj@johnsontucker.co.uk](mailto:davidj@johnsontucker.co.uk)

## DISCLOSURE

The property is owned by a director of Johnson Tucker LLP.

## SUBJECT TO CONTRACT

