

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Incorporating

**First Floor Suite Suitable
for Office or Clinic**

**johnson
tucker**
chartered surveyors & property consultants

**Unit 12 Concord House
Speculation Place
Washington
NE37 2AS**



- Other occupiers in Concord House include LC Aesthetics, The Bodyworks, Ed Shearings Dog Groomers, Medivet / Dragon Vets and Café K9.
- EPC Rating C(66)
- Size: 56.4 sq m (607 sq ft)
- Asking Rent: £4,800 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.

DESCRIPTION

The property comprises an open plan first floor commercial unit formerly occupied as a hairdresser training centre.

Internally the unit provides a reception area, nail bar area and seven separate treatment rooms. The floor benefits from vinyl floor covering whilst the walls and ceiling are plastered and painted with strip fluorescent lighting. The property is centrally heated.

ACCOMMODATION

Net internal area: 56.4 sq m (607 sq ft)

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is:

Suite 12 - £4,050

The Small Business rate for the year 2021/2022 is 49.9 pence in the pound. Eligible businesses can qualify for full business rates relief.

EPC

The property has an EPC rating of C(66)

VAT

All figures quoted are exclusive of VAT where chargeable.

SUBJECT TO CONTRACT



TERMS

The premises are available for rental offers in the region of £4,800 per annum (£400 per calendar month) plus VAT inclusive of heating, insurance and services. All other lease terms are to be agreed by negotiation.

Flexible leases, minimum term 12 months

LEGAL COSTS

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

VIEWING

By appointment only through George F White LLP incorporating Johnson Tucker LLP. Contact David Johnson 0191 605 3150 davidj@georgefwhite.co.uk

DISCLOSURE

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

Conditions under which these particulars are issued

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