

# TO LET

High Street Retail

35 Chiswick Square

Hylton Castle

Sunderland

SR5 3PZ



- Popular retail parade
- Ground floor retail unit
- NIA of 81.5 sq m (877 sq ft)
- Asking Rent: £10,000 per annum



## LOCATION

Located to the west of Sunderland in an area known locally as Hylton Castle.

The property is part of a local neighbourhood parade on Chiswick Square within a densely populated residential location.

Neighbouring occupiers include Greggs, Costcutter, William Hill, Co-op, amongst other local occupiers including barbers, funeral directors, bakers and a pharmacy

## DESCRIPTION

The subject property provides ground floor accommodation last used as a shop. The property has the benefit of a sales area with WC, staff area.

## ACCOMMODATION

The property has the below approximate net internal area:

Sales	50.32 sq m	541.63 sq ft
Post Office	9.44 sq m	101.61 sq ft
Storage	11.92 sq m	128.30 sq ft
Office	3.14 sq m	33.79 sq ft
Store	2.85 sq m	30.67 sq ft
<b>Total</b>	<b>77.66 sq m</b>	<b>835.92 sq ft</b>

## TERMS

The premises are available by way of a new effectively full repairing and insuring lease via service charge at a rent of £10,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

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

Shop and premises: £4,850

The rating assessment for the future appearing on the 2023 Valuation List is as follows: -

Shop and premises: £8,100

The Small Business rate multiplier for the year 2022/2023 is 49.9 pence in the pound.

## LEGAL COSTS

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

## EPC

The property has an energy performance certificate rating of C(72).

## VAT

We are advised that the property is not elected for VAT

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

By appointment only through George F White incorporating Johnson Tucker LLP contact:

Richard Johnson on 07880 386 612 or  
richardjohnson@georgefwhite.co.uk

## SUBJECT TO CONTRACT

### Conditions under which these particulars are issued

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