

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

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: £14,000 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
Total	77.66 sq m	835.92 sq ft

TERMS

The premises are available by way of a new effectively full repairing and insuring lease via service charge at a rent of £14,000 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:

Danielle Clough on 07590 183178 or danielleclough@georgefwhite.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued

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