

TO LET

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Sunderland / Retail

10 St Lukes Terrace

Pallion

Sunderland

SR4 6NQ



- Prominent suburban retail unit in busy & popular retail location
- Close to Greggs, Heron, William Hill and Subway
- Asking Rent £12,000 per annum
- Floor area of 844 sq ft



LOCATION

Pallion lies approximately 3 miles west of Sunderland city. St Luke's Terrace is a busy suburban retail parade popular with national retailers including Greggs, Heron, William Hill and Subway.

DESCRIPTION

The property comprises a single storey building with front sales area and storage to the rear.



ACCOMMODATION

The property briefly comprises:

Ground floor Internal Width –	4.85 m	increasing to 5.05 m
Sales Depth –	11.18 m	
Sales Area -	592 sq ft	55 sq m
Staff / Storage	252 sq ft	23 sq m
Total	844 sq ft	78 sq m

TERMS

The property is available to let on full repairing and insuring terms for a term of years to be agreed at an annual rent of £12,000 per annum.



SUBJECT TO CONTRACT

RATING ASSESSMENT

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

Description: £10,750

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

Description: £12,250

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

Due to the Rateable Value being beneath £12,000 we understand that small business relief may be available. All interested parties are urged to make their own enquiries in this regard.

LEGAL COSTS

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

EPC

The property has an energy performance certificate rating of E(121).



VAT

We are advised that VAT is not applicable.

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 LLP.
Contact Kristian Sorensen on 07586 128 092

kristians@georgefwhite.co.uk

Conditions under which these particulars are issued

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

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