



RETAIL TO LET

89 TUNSTALL ROAD, SUNDERLAND
TYNE AND WEAR, SR2 7RW

- Well-presented ground floor retail unit
- Prominent roadside position
- Close proximity to city centre
- Former convenience store
- Suitable for a variety of uses
- New lease terms available
- Nearby occupiers include Premier store and Ashbrooke Florists.

£12,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	41 m ² / 442.93 ft ²
Availability	Immediate Occupation
Rateable Value	£5,100
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

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LOCATION

Tunstall Road is located on the outskirts of the city of Sunderland in the north east of England in a suburban shopping parade serving the affluent Ashbrooke residential area. Ashbrooke is situated to the south of Sunderland city centre and to the south of the A1231. The unit is one of four, which comprises a few local traders including a hair and beauty salon, men's barbers and a pharmacy.

DESCRIPTION

The property comprises a ground floor retail unit with double glazed frontage with electric roller shutter, ancillary storage and WC to the rear. The unit was formerly a Thresher Convenience Store but in recent years has been used as storage by the current owner. There is a self-contained flat on the first floor let on an AST. To the rear of the property is a secure yard with locked gates. Some fixtures and fittings are retained.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor Retail Zone A	31.85	342.83
Ground Floor Retail Zone B	3.3	35.52
Ground Floor Internal Storage	6	64.58
Total	41.15	442.93

TERMS

The property is available to let on a full repairing and insuring terms to be agreed at an annual rent of £12,000 per annum for a term of years to be agreed (minimum 3 years) on a tenant.

RATING ASSESSMENT

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

Rateable Value	£
2023	5,100

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

We understand that the property is exempt from business rates.

ANTI-MONEY LAUNDERING

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable..

