



MICHAEL HODGSON

estate agents & chartered surveyors



VILLETTE ROAD, SUNDERLAND

£6,500 Per Annum

TO LET - RETAIL SHOP - £6,500 PER ANNUM EXCLUSIVE - The property is ideally located on Vilette Road which offers a busy parade of shops being close to other retail occupiers including Mullers Baker and a mixture of local, national and regional operators. The property comprises of an open plan sales area with stores and WC to the rear. The shop would suit a variety of uses subject to planning and should be viewed to be fully appreciated. There is the added benefit of a Premises Licence from 15th January 2015

To Let
Shop
Premises Licence
£6,500 Per Annum

Retail
Sales Area: 646 sq ft
Busy Location
EPC Rating: C

VILLETTE ROAD, SUNDERLAND

£6,500 Per Annum

LOCATION

The property is ideally located on Vilette Road which offers a busy parade of shops being close to other retail occupiers including Mullers Baker and a mixture of local, national and regional operators.

DESCRIPTION

The property comprises of a self contained ground floor lock up shop having a front sales area and a rear store room and WC facilities.

The shop would suit a variety of uses subject to planning and should be viewed to be fully appreciated. The shop currently trades as a post office and general store which will close on 01/11/2016, the fixtures and fittings could be available by separate negotiation.

There is the added benefit of a Premises Licence from 15th January 2015 - details upon request and the Sunderland City Council reference is SM/14/02122/PREM

Above the shop is a 2 bed self contained flat that could be also available to let, details upon request.

ACCOMODATION

We calculate the property provides the following approximate areas:

Sales: 60.15 sq m (646 sq ft)

Stores: 7.66 sq m (82 sq ft)

Office: 14.90 sq m (160 sq ft)

WC

RENT

A commencing annual rental of £6,500 per annum exclusive

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

CODE OF PRACTICE

In accordance with the Code of Practice For Commercial Leases In England and Wales the landlords are willing to consider alternative

lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed. A copy of the Code of Practice For Commercial Leases in England And Wales can be obtained at www.commercialleasew.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806. You should consider the terms of the code with your professional adviser.

LEASEHOLD LEGAL COSTS

The Tenant will be responsible for the Landlord's Legal Fees incurred in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

RATEABLE VALUE

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is £3,900. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2015/2016 is 49.3p

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made upon this basis, and where silent, offers will be deemed net of VAT

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

M I C H A E L H O D G S O N

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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