

Previous Hair and Beauty | PRIME POSITION
RETAIL UNIT | Rent £85 pw



RETAIL UNIT IN EASINGTON LANE

Unit 3, Turnbolls Yard, Easington Lane,
Houghton Le Spring, DH5 0LF

- + £85 per week (£4,420pa)
- + Total area 198 sqft (18.4 sqm)
- + School close by bringing a high footfall
- + Nearby retailers include, Post Office, Vape Shop, Best One, a Barber and Hairdresser as well as restaurants and takeaways.
- + Good transport links close by.



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



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Location

This shop is excellently located in a prime position deep within the heart of Easington Lane shopping district. Retailers in the immediate vicinity include Premier, Best One, Hair Salon, community Centre and a range of eateries and cafes.

Description

This retail unit is ideal for starting or relocating your business. It has previously been used as a busy hair and beauty salon and would be ideal for most businesses.

The unit is secure and benefits from manual roller shutters and double glazed windows. It is clean and tidy and had recently been refreshed.

The unit is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Area:

Ground Floor area: 18.4 sqm (198 sqft)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £4,420 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £2,000.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Sunderland City Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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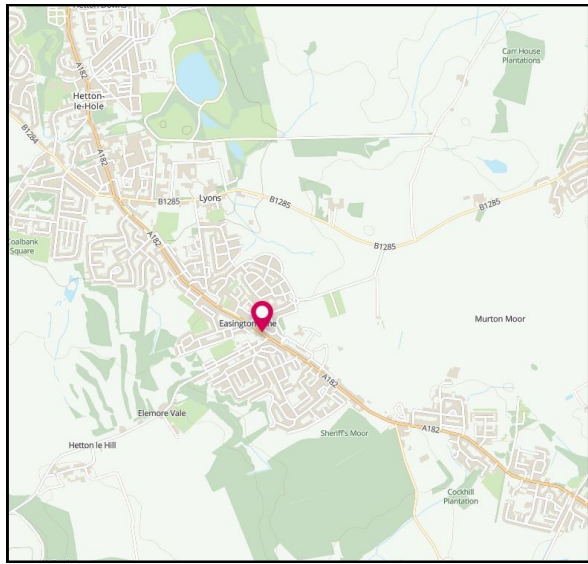
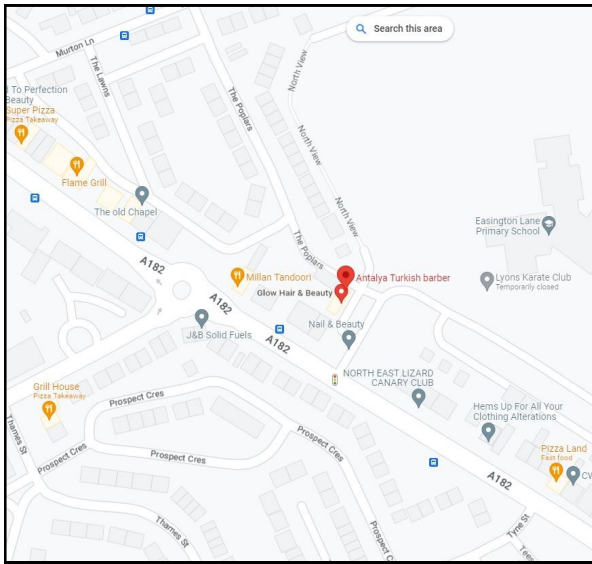


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