

to let



The industrial property specialists

NO 18 WESTHOLME TERRACE SUNDERLAND SR2 9QA



- DETACHED SELF-CONTAINED TWO STOREY OFFICE / RETAIL UNIT WITH CAR PARKING
- BUSY MAIN ROAD WITH HIGH LEVEL OF PASSING TRAFFIC
- NIA: 88.60 M² (954 SQ FT)
- INCENTIVES AVAILABLE, SUBJECT TO LEASE TERM AND COVENANT
- RENT: £12,000 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The property is located on the corner of Westholme Terrace and Holyrood Road, Sunderland.

Westholme Terrace forms part of the B5112 (Ryhope Road), which leads to the A690 and then the A19, giving access both North and South throughout the region.

Located circa 1.5 miles from Sunderland City Centre, the surrounding area offers a mixture of residential and retail businesses.

Westholme Terrace offers several local bus routes with all other local amenities close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained two storey office / retail unit with parking to rear.

Constructed of brickwork with pitch slate roof over, it provides a secure highly visible accommodation on a busy main road.

The last occupier was a Funeral Directors and could be used for a variety of occupiers, subject to relevant planning permissions.

Internally it offers a single pedestrian access into a reception / office with various rooms to the rear including the original walk-in safe (previously Lloyds Bank).

Access to the first floor is via the stairs to several cellular offices along with male and female WC facilities.

Fitted out to a good standard the property offers plaster & painted walls, carpeted floors and uPVC windows.

To the rear is a small yard and car parking area for several cars.

ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Ground Floor	65.25 m ²
First Floor	23.35m ²
TOTAL NIA	88.60 M² (954 SQ FT)

SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and drainage.

Heating is via a Combi boiler servicing radiator.

There is also a fire and security alarm system installed.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority website that the premises are assessed at:

RV £3,600.

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

The landlord is seeking a market rent of £12,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

RENT BOND

A rental bond of 3 months is required and held for the duration of the lease.

ENERGY CERTIFICATE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

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