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TREATMENT ROOMS

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DIET PLAN

MICHAEL HODGSON

estate agents & chartered surveyors





SEA ROAD, SUNDERLAND  
£300 Per Month

TO LET - £300 PER MONTH - The property is situated on Sea Road in Fulwell which is a busy shopping parade located to the north of Sunderland City Centre and boasts an array of occupiers including a mix of national, regional and local retailers all being within close proximity. The subject comprises of a first floor self contained office having a two offices, a room without a window and kitchen point and WC facilities. The property would suit a variety of uses and should be viewed to be fully appreciated.

Offices  
First Floor  
£300 Per Month  
Sea Road

To Let  
Self Contained  
£3,600 Per Annum  
EPC Rating: D



## SEA ROAD, SUNDERLAND

£300 Per Month

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### SITUATION

The property is situated on Sea Road in Fulwell which is a busy shopping parade located to the north of Sunderland City Centre and boasts an array of occupiers including a mix of national, regional and local retailers all being within close proximity.

### DESCRIPTION

The subject comprises of a first floor self contained office having a two offices, a room without a window and kitchen point and WC facilities. The property would suit a variety of uses and should be viewed to be fully appreciated.

### ACCOMMODATION

We calculate the property provides the following accommodation;

Entrance Hall - stairs leading to the first floor

Landing

Office 1 - 11.18 sq m (120 sq ft)

Office 2 - 8.20 sq m (88 sq ft)

Kitchen

WC

### LEASE

A new lease is available on terms to be agreed.

### RENT

A commencing rent of £300 per month, £3,600 per annum

### RATEABLE VALUE

The Valuation Office has confirmed the Rateable Value is £1,300. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

### 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.

### VIEWING

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

### AGENTS NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property as the current owners are related to an employee of the Company.

# M I C H A E L   H O D G S O N

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estate agents & chartered surveyors

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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

