



2 Tunstall Vale, Ashbrooke, Sunderland, SR2 7HP

- Ground Floor Retail Unit
- Well Presented Former Hair Salon
- Retains Some Fixtures & Fittings
- Electric Roller Shutters
- Floor Area 69.74sq.m. (750.67sq.ft.)
- Suitable for a Variety of Uses
- On Street Parking
- New Lease Terms Available

Rent: £8,400 per annum

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Location

The unit is located on the corner of Tunstall Vale and Briery Vale Road, in the Ashbrooke area of Sunderland. Neighbouring businesses include a Premier store and a continental food store, set within the crossroads.

Ashbrooke is a densely populated area, with a good range of residential properties and include the Ashbrooke Sports Club (less than 300 metres away from the unit). Sunderland City Centre is also close by (less than 2 miles away)

Description

A ground floor end terrace, former hair salon. It would suit a variety of uses subject to the correct use class being in place.

Floor Area

Area	Sq. m.	Sq. ft.
Salon (Main)	24.31	261.67
Salon (Rear)	21.43	230.67
Kitchen/Office	12.39	133.36
Storeroom	6.49	69.86
Hallway	2.07	22.28
W/C	3.05	32.82
Total	69.74	750.67

Parking

There is permit parking, on Tunstall Vale and on-street parking on Briery Vale Road.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£8,400 per annum (paid monthly in advance)

Costs

The ingoing tenant is responsible for the landlords solicitors costs relating to the lease, £750 + vat (£900 inc vat)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £6,900

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: XXX

Prepared: 15th March 2023

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