



## 26 Rawmarsh Road, Redhouse, Sunderland SR5 5HF

- Ground Floor Retail Unit
- Within Busy Shopping Parade
- Electric Roller Shutters
- Floor Area 62.4 sq. m. (672 sq. ft.)
- Suitable for a Variety of Uses
- No Chinese Takeaway / Convenience Store

**Rent: £10,000 per annum**

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## Location

The unit is located within a small shopping parade on Rawmarsh Road with the Redhouse area of Sunderland.

## Description

The unit is located on the ground floor of an end terrace two storey property. It is predominantly open plan consisting retail area, small kitchen and W/C facilities. The unit would suit a variety of uses except the following, convenience store, Chinese takeaway, sunbed shop.

## Floor area

62.47 sq. m. (672.42 sq. ft.)

## Tenure

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

## Rent

£10,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £4,450

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.

## EPC Rating

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## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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: H952 (Version 1)**

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