



171 Durham Road, Sunderland SR3 4BX

- Ground Floor Retail Unit
- Former Sandwich Shop
- Retains Fixtures and Fittings
- Floor Area 44.8 sq. m. (482.22 sq. ft.)
- Main Road Location with High Footfall
- Suitable for a Variety of Uses

Rent: £13,000 per annum

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Location

The unit is located within a small shopping parade on the (A690) Durham Road a busy main route leading to Sunderland City Centre.

The Premises

The unit occupies the ground floor of an end-terrace two storey property with pitched slate roof. The floor area is circa 44.8 sq. m. (482 sq. ft.) consisting open plan retail area, kitchen and outside w/c facilities.

It formerly traded as Amber's sandwich shop and still retains some fixtures and fittings associated with the business. The unit would suit a variety of uses subject to the correct use class.

Tenure

Leasehold – By way of sublet, terms and conditions to be agreed.

Rent

£13,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £5,700

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

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 H999 (Version 2)

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