

# 88 Ryhope Road

88 Ryhope Road, Grangetown, Sunderland, Tyne & Wear, SR2 9QE

**Ground Floor & First Floor Retail Unit**

Model Kits & Supplies

07727 288574

**BODYLINE**



**To Let**

**Bradley Hall**

## DESCRIPTION

88 Ryhope Road comprises a two-storey retail unit prominently positioned on Ryhope Road within the Grangetown area of Sunderland. The building offers versatile accommodation suitable for a variety of commercial and alternative uses, subject to any necessary consents.

At ground floor level, the property provides an open-plan retail area, most recently occupied and operated as a barber shop. The unit benefits from a glazed frontage onto Ryhope Road, providing strong visibility and exposure to passing vehicular and pedestrian traffic. To the rear of the retail area is a kitchenette, which also provides access to the rear service lane.

The first floor accommodation is accessed via an internal staircase and comprises a large, flexible room suitable for use as office accommodation, studio space, staff facilities, or storage. This level also benefits from additional storage areas and WC facilities.



## KEY SPECIFICATION

- Ground Floor Retail & First Floor Office/Storage
- Prominent Main Road Position
- Excellent Footfall & Passing Traffic
- EPC Rating: To Be Confirmed
- NIA 101 sq.m (1087 sq.ft)

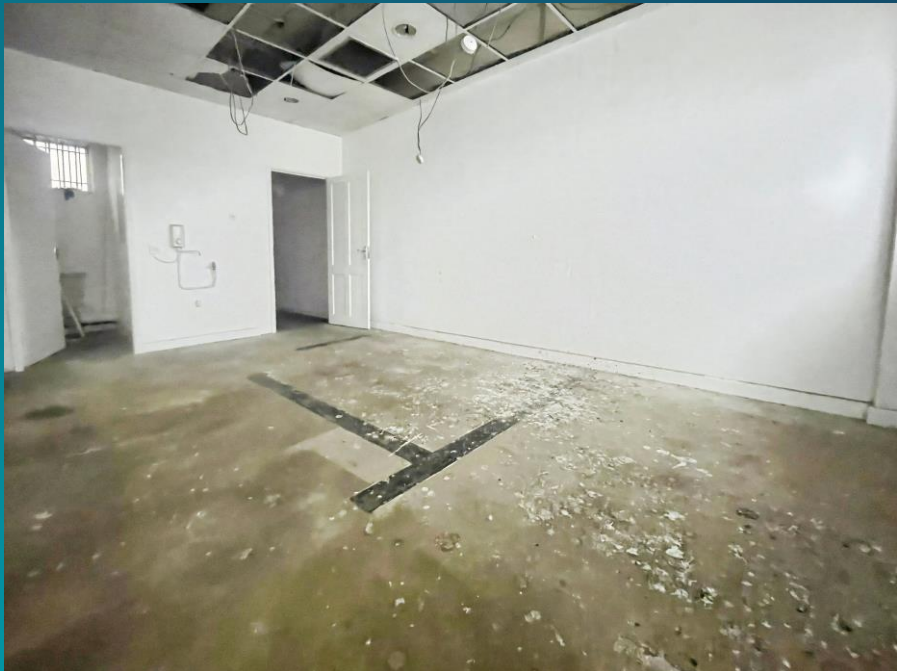
## USE

The premise falls within Use Class E (Commercial, Business & Service) and was previously used as a barber shop.

## Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Retail	61.17	658
First Floor Office/ Storage	39.83	428
<b>TOTAL</b>	<b>101</b>	<b>1087</b>





## EPC RATING

To Be Confirmed

## TERMS

Available by way of new FRI lease terms with a maximum term of three years at an asking rent of £10,400 (Ten Thousand Four Hundred Pounds) per annum

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## RATING

Interested parties should confirm the current position with the Local Authority.

## VIEWING

For all enquiries and viewing arrangements please contact as below.

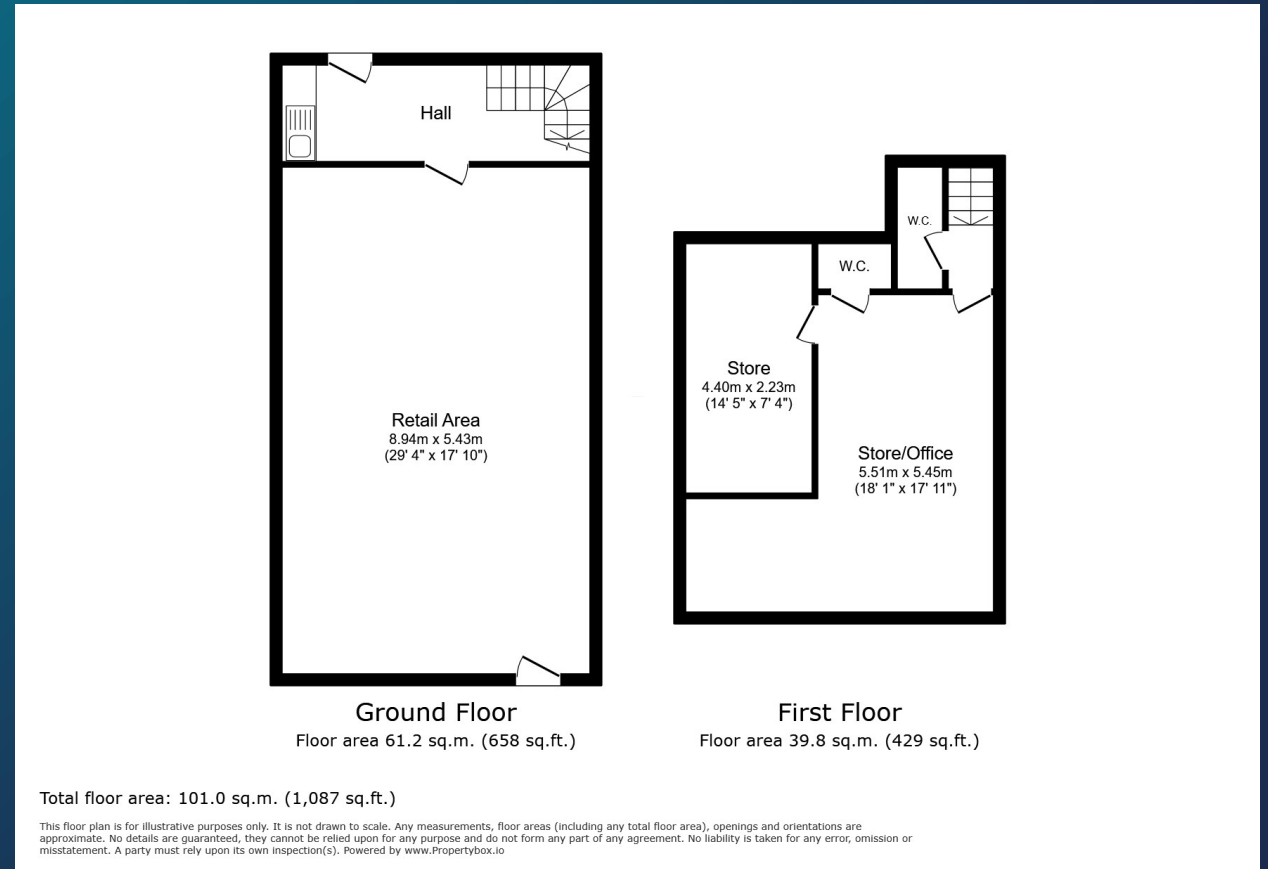
## CONTACT

Bradley Hall Sunderland

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# Bradley Hall



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