

Retail/Leisure Opportunity To Let

Church Hall, All Saints Church, Cleadon, SR6 7UR

- Prominent suburban retail unit in busy & popular location
- Good Transport Links
- On Street Parking
- Ground Floor Church Hall
- Available by way of new lease terms
- NIA 81.3m² (875 ft²)

Asking Rent £15,000

BradleyHall



LOCATION

All Saints Church Hall is conveniently situated in the vibrant community of Cleadon, offering excellent visibility and foot traffic fronting onto A1018 Sunderland Road. The nearby residential areas and local amenities make it an ideal location to attract both residents and visitors.

DESCRIPTION

The spacious church hall provides a flexible area that can be customized to suit your retail needs. Whether you envision a boutique store, a cozy café, or an art gallery, this space offers ample room for creativity. The fully equipped kitchen is perfect for businesses that require food preparation or catering services. With modern amenities and plenty of storage space, it's easy to create a delightful culinary experience for your customers. All Saint's Church Hall is designed to be accessible to all with a dedicated DDA (Disability Discrimination Act) compliant WC. This ensures that your business can cater to customers with varying accessibility needs.

ACCOMMODATION

Church Hall NIA – 81.3 sq. m (875 sq. ft)

RATING ASSESSMENT

The rateable value of the premises would need to be assessed once any lease has commenced.

EPC RATING

We currently await EPC.

TERMS

Available by way of new FRI lease terms at an asking Rent of £15,000 PA (Fifteen Thousand Pounds).

VAT

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

LEGAL COSTS

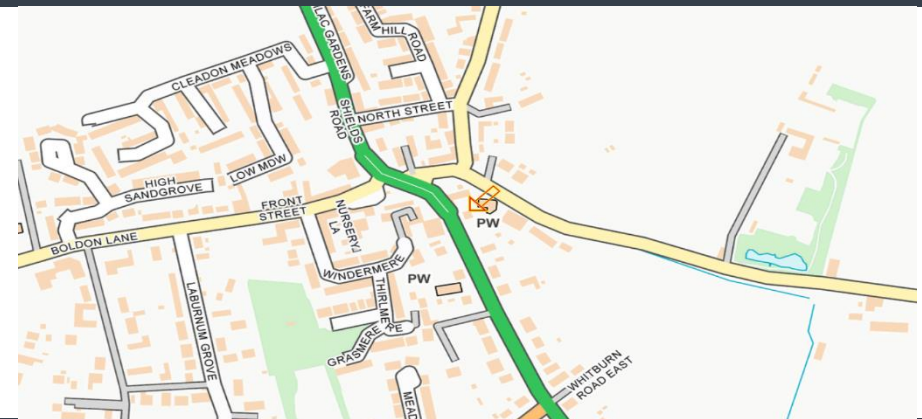
Each party is responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Michael McGhin on michael.mcghin@bradleyhall.co.uk or 0191 563 4242



Bus stop within 0.1 miles

East Boldon Metro Station within 1.2 miles



2.9 miles from Boldon Leisure Park

16 miles from Newcastle Airport

12 miles from Newcastle City Centre

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.