# to let

Frew Pain & PARTNERS

*The industrial property specialists*

## NO.2
## THE VILLAGE
## RYHOPE
## SUNDERLAND
## SR2 0PF

- **TWO STOREY TERRACE SHOP / SHOWROOM WITH OFFICES AND DEDICATED CAR PARKING**
- **TOTAL NIA: 132.82 $M^2$ (1,430 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSIONS**
- **RENT: £15,000 PA EXC**


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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

The subject property is located on The Village, Ryhope opposite Ryhope Village Green.

Set within the heart of Ryhope Village, the location offers excellent communications links with the A19, circa 2 miles away via the A1018.

The surrounding area is principally residential with all local amenities situated close by, including shops, leisure and public transport links.

The exact location is shown on the attached location plan.

## DESCRIPTION

The property comprises of a mid terrace two storey retail / office accommodation with dedicated parking to the front via a gravel forecourt.

Constructed of brickwork with pitched slate roof offer, it provides a selection of accommodation over the ground and first floor.

Currently operated as Wedding / Prom dress shop, the accommodation could be used for a variety of uses, subject to suitable permissions.

The ground floor offers an open plan retail sales area with rear kitchen and WC facilities.

Access to the first floor is via the rear stairs which provides mezzanine landing stores and first floor offices and storage.

The accommodation is fitted out to a good standard with painted walls, selection of flooring and LED lighting.

Externally there is designated car parking to the front.

## ACCOMMODATION

From onsite measurements we understand the property has the following NIA:

| | |
|---|---|
| Ground Floor | |
| Retail Sales including kitchen (Exc WC facilities) | 75.87 $m^2$ |
| First Floor | |
| Offices / Stores | 56.95 $m^2$ |
| **TOTAL GIA** | **132.82 $M^2$ (1,430 SQ FT)** |

## SERVICES

All main services are connected to the building including mains electric, water, gas and drainage.

In addition there is a security and fire alarm fitted.

## BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

**RV : £13,500 (April 2026)**

## TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

## RENT

Our client is looking for rental offers in the region of £15,000 pa exc. Incentives may be offered subject to covenant and term.

## RENT BOND

A 3 month rent bond will be required subject to tenant covenant.

## SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

## ENERGY PERFORMANCE CERTIFICATE

C-57

Full details upon request.

## LEGAL COSTS

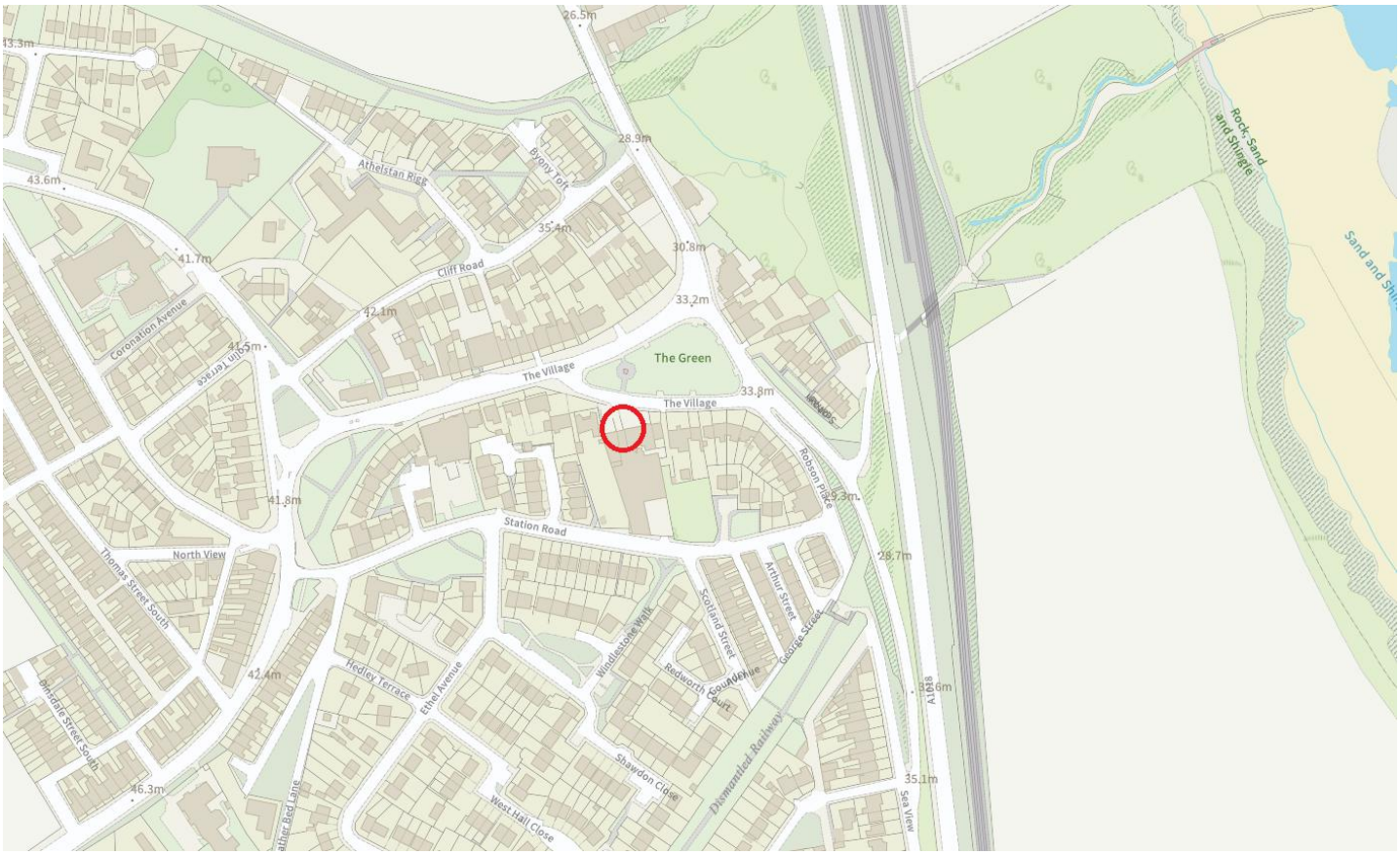
Each party will be responsible for their own legal / professional fees.

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

**James E F Pain**
**Tel: 07841 871710**
**Email:**
**james.pain@frewpain.co.uk**

**August 2026**

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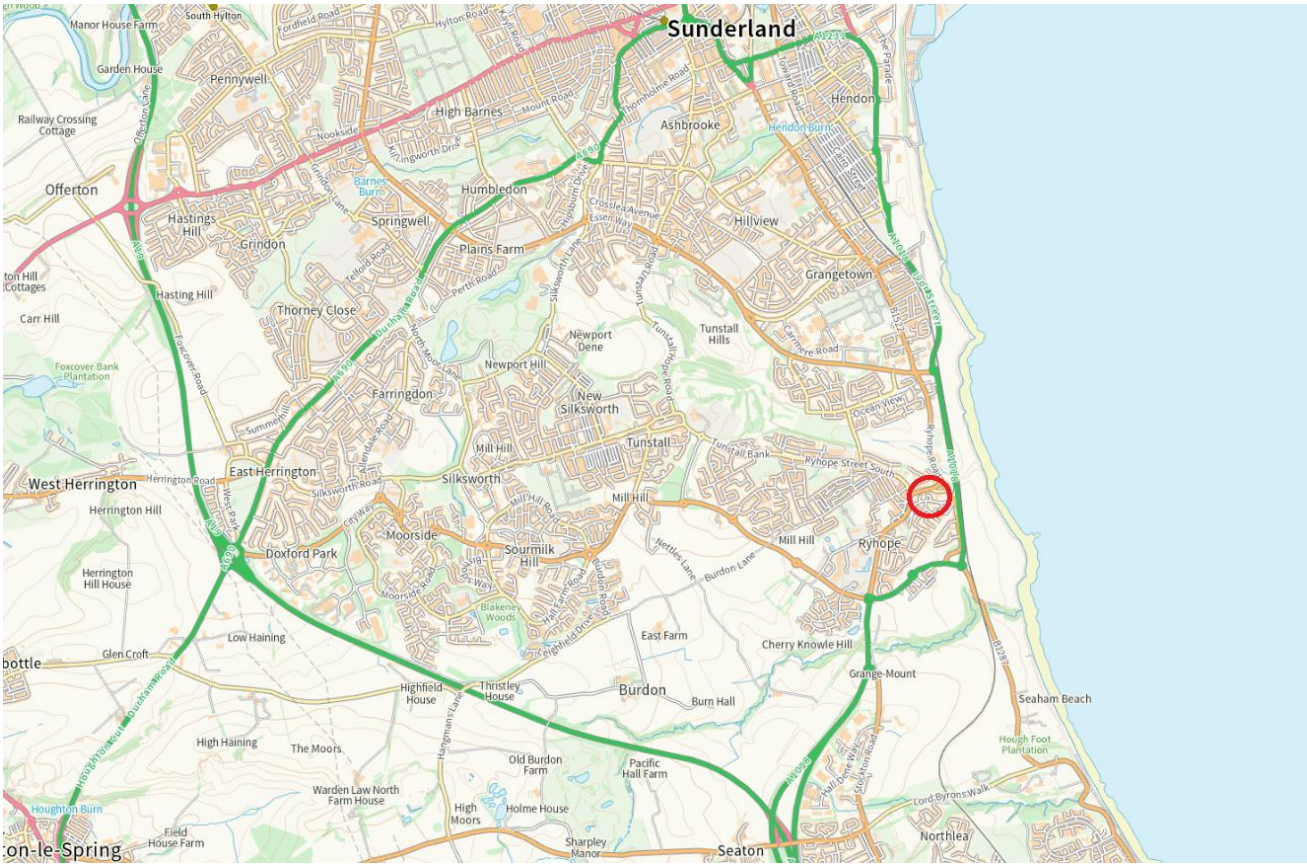


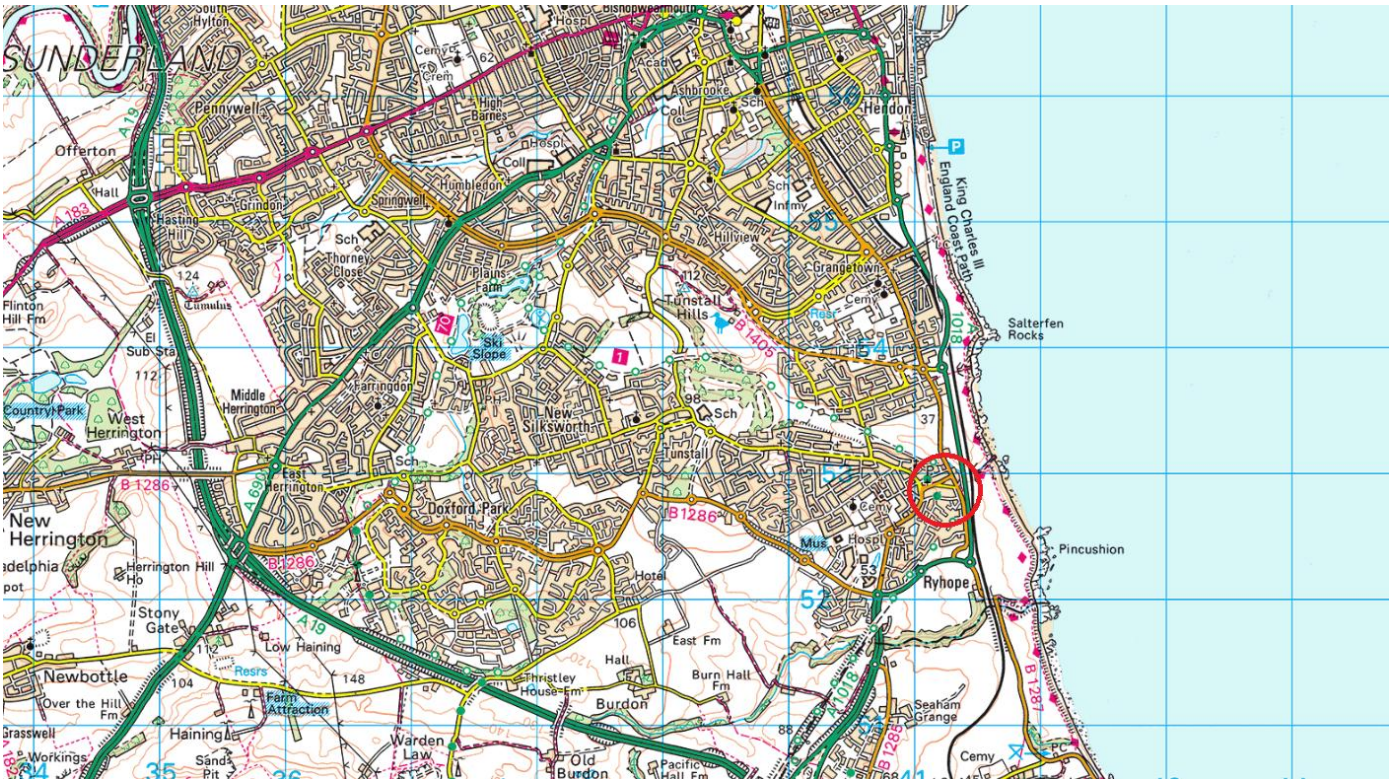


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