

TO LET – Last remaining unit at a competitive rental

Prominent Retail Unit opposite Primark

61 High Street West Sunderland SR1 3DP



LOCATION

The premises form part of an extensive parade of retail units directly opposite a large Primark store which provides direct access into The Bridges Shopping Centre. The High Street has recently undergone a huge transformation with new paving and streetscape furniture added by the local authority. To the west of the property there are plans under development for a new 120 bed Holiday Inn Express to be built. This additional investment will further improve pedestrian flow to this area of town which has been directly linked via a new path and pedestrian crossing to the former Vaux Site where a new office development has now commenced.

ACCOMMODATION

The unit is arranged to provide sales at ground floor with wc facilities to the rear of the sales area. There is a car park and goods access directly behind the unit. The unit is in clean condition ready for an incoming tenant's fit out.

The shop has the following dimensions & floor areas:

Ground floor internal width (front)	5.54m	(18'2")
Ground floor max sales depth	20.72m	(68'0")
Sales Area	110.37sqm	(1188sqft)

LEASE TERMS

The property is available by way of a new lease for a minimum term of 5 years at an initial rental of £15,950 per annum exclusive which is subject to 3 yearly rent reviews. The landlord will require a rental deposit if the tenant taking the lease is a new venture. Further details available upon request.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £24,500. The current rates payable on the existing assessment are as follows:

RV £24,500 x current UBR (0.504p) = £12,348 pa.

There is currently a rates holiday in place.

Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current and applicable.

ENERGY PERFORMANCE

The premises are rated as D100

PLANNING

The property can be used for a number of A1, A2 and A3 retail uses under the new E class for planning.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting any assignment or new lease.

VAT

All figures within these terms are exclusive of VAT where chargeable.

SEPTEMBER 2020

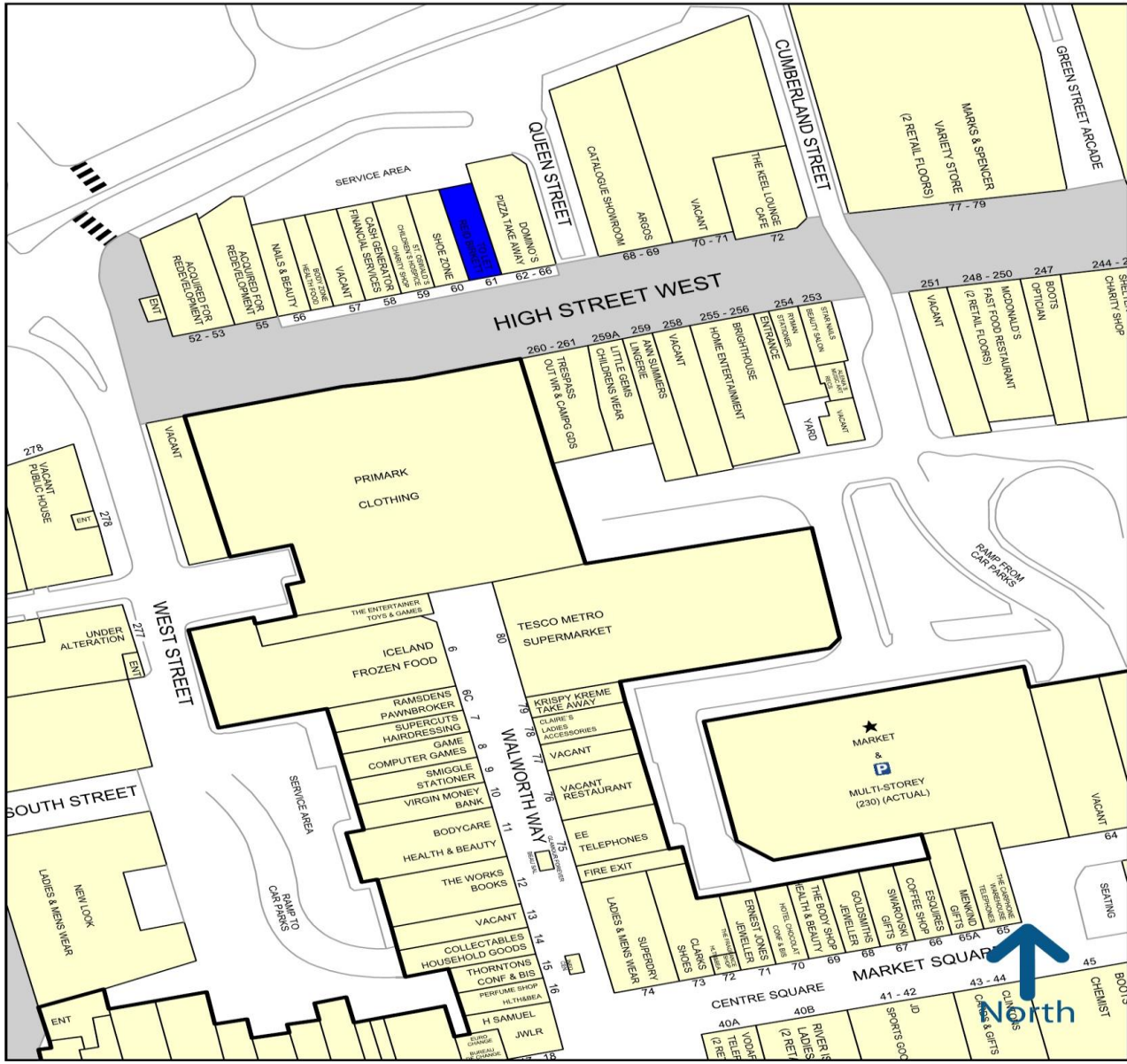
TO LET – Last remaining unit at a competitive rental

Prominent Retail Unit opposite Primark

61 High Street West Sunderland SR1 3DP



Sunderland



Experian Goad Plan Created: 13/03/2019
Created By: Reid Birkett Ltd



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particular by vendor, lessor or the agent. Reid Birkett, Registered in England No. 9271904. Registered office: 3 King John's Court, Ponteland, Newcastle upon Tyne, NE20 9AR. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartfield, Hertfordshire AL9 5BJ.



Viewing Mike Birkett

t 01661 820771

m 07947 134117

e mike@reidbirkett.co.uk

w www.reidbirkett.co.uk

3 King John's Court, Ponteland, Newcastle upon Tyne NE20 9AR