

# TO LET

## Retail Premises in busy thoroughfare

Unit 6 City View, Union Street Sunderland SR1 3BT



### LOCATION

The property is situated in a busy & prominent position on Union Street in Sunderland City Centre. Sunderland has a population of 275,000 (2011 Census) and is the second largest city in the North East. The local university has an ever-increasing population, and this currently stands at in excess of 13,500 students. The property is opposite the Metro and railway station and provides a link between the pedestrianised Market Square and High Street West. There is a car park to the rear. A number of local and national occupiers are situated nearby including Poundland, Halifax, Greggs and Costa Coffee. Subway are adjacent to the subject premises.

The upper floors of the building have been totally refurbished to provide 80 student beds which we understand are fully let.

### ACCOMMODATION

The unit comprises a ground floor lock up retail unit with electric roller shutters- partially fitted as a newsagent/convenience store with new ceilings and lighting and floor covering plus a number of shelving units and chiller units - please ask for further photographs or see our website for more pictures.

Ground floor sales	884 sqft	82.16 sqm
Basement stores	336 sqft	31.30 sqm

### LEASE TERMS

The property is to be made available by way of either an assignment or subletting of the current lease dated 27/3/2019 which is for a term of 15 years with 5 yearly rent reviews. Annual service charge is currently circa £1645 per annum. This will be subject to review in accordance with expenditure during the term of the lease.



### LEASE TERMS Continued

Rental offers in the region of **£17,500** per annum exclusive are required. **The landlord may consider granting a new shorter term lease subject to status.**

### BUSINESS RATES

The property is entered into the Valuation List at RV £22,500. The current Uniform Business Rate for 2021 is £0.512 making the standard rates payable : **£22,500 x 0.512 = £11,520.** **Interested parties should contact the local authority or Valuation Office to verify this information or discuss matters in greater detail.**

### ENERGY PERFORMANCE

Rating to be confirmed

### LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting an underlease or assignment of the lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

### VAT

All figures within these terms are exclusive of VAT where chargeable and the rent **WILL** be plus VAT.

**MAY 2021**

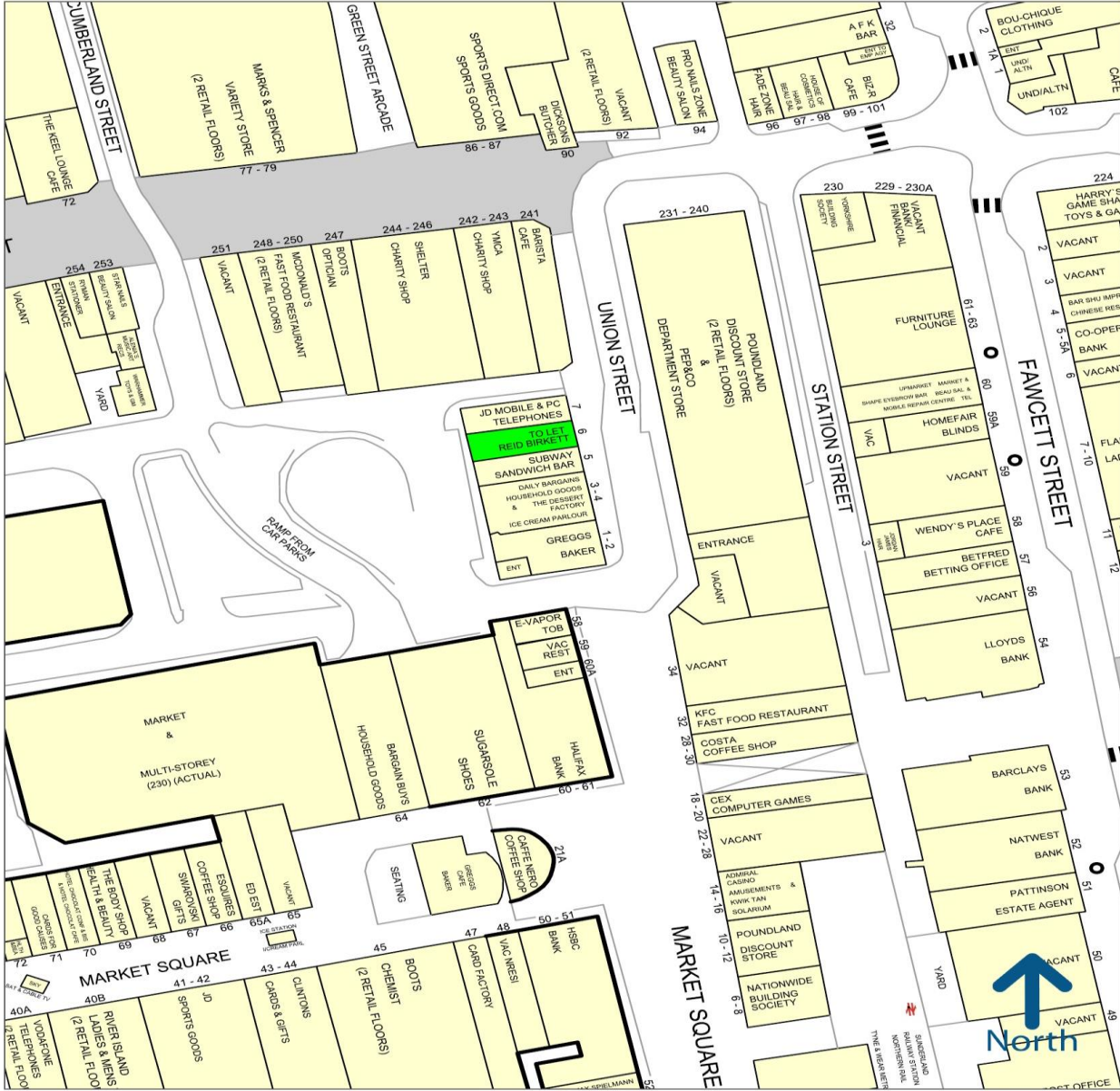
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Sunderland



50 metres

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