

Fully Fitted former KFC in tradeable condition Prime Retail Unit To Let by way of sublease 26 Market Square Sunderland SR1 3HW



LOCATION

The property is situated in a prime & busy position directly opposite the town's main covered retail scheme - The Bridges Shopping Centre. The street is the main pedestrianised thoroughfare in Sunderland providing linkage to Fawcett Street, High Street West and Maritime Terrace. The combined national rail and Metro Stations are close by with local bus services stopping directly behind the premises on Fawcett Street. Nearby occupiers include Costa Coffee, Nationwide & CEX.

An experienced operator with a proven background is required in respect of this opportunity.

ACCOMMODATION

The building comprises of a ground floor retail unit with additional storage at first floor level. There is stair access between the levels. Plans available on request. The premises are to be offered as a fully fitted restaurant/takeaway unit although the KFC branding will be removed. **There is not an opportunity to become a KFC franchisee here and hence other branding will need to be adopted.**

Ground floor sales 149 sqm (1,600sqft)
First floor stores 150 sqm (1,618sqft)
A detailed floorplan is available upon request

LEASE TERMS & RENT

The property is available by way of a new effectively full repairing and insuring sublease for a term until at a passing rental of £65,000 per annum exclusive.

INCENTIVES MAY BE AVAILABLE SUBJECT TO STATUS

OCTOBER 2023

SERVICE CHARGE

There is an annual service charge payable of based off a current cost of 0.35p per square foot. This figure is subject to annual review.

BUSINESS RATES

The current rates payable on the existing assessment from the 1st April 2023 is as follows: **RV £51,000 x UBR of 0.499p = £25,449pa.** Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current.

ENERGY PERFORMANCE

To be confirmed

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a sub lease. The leaseholder 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.

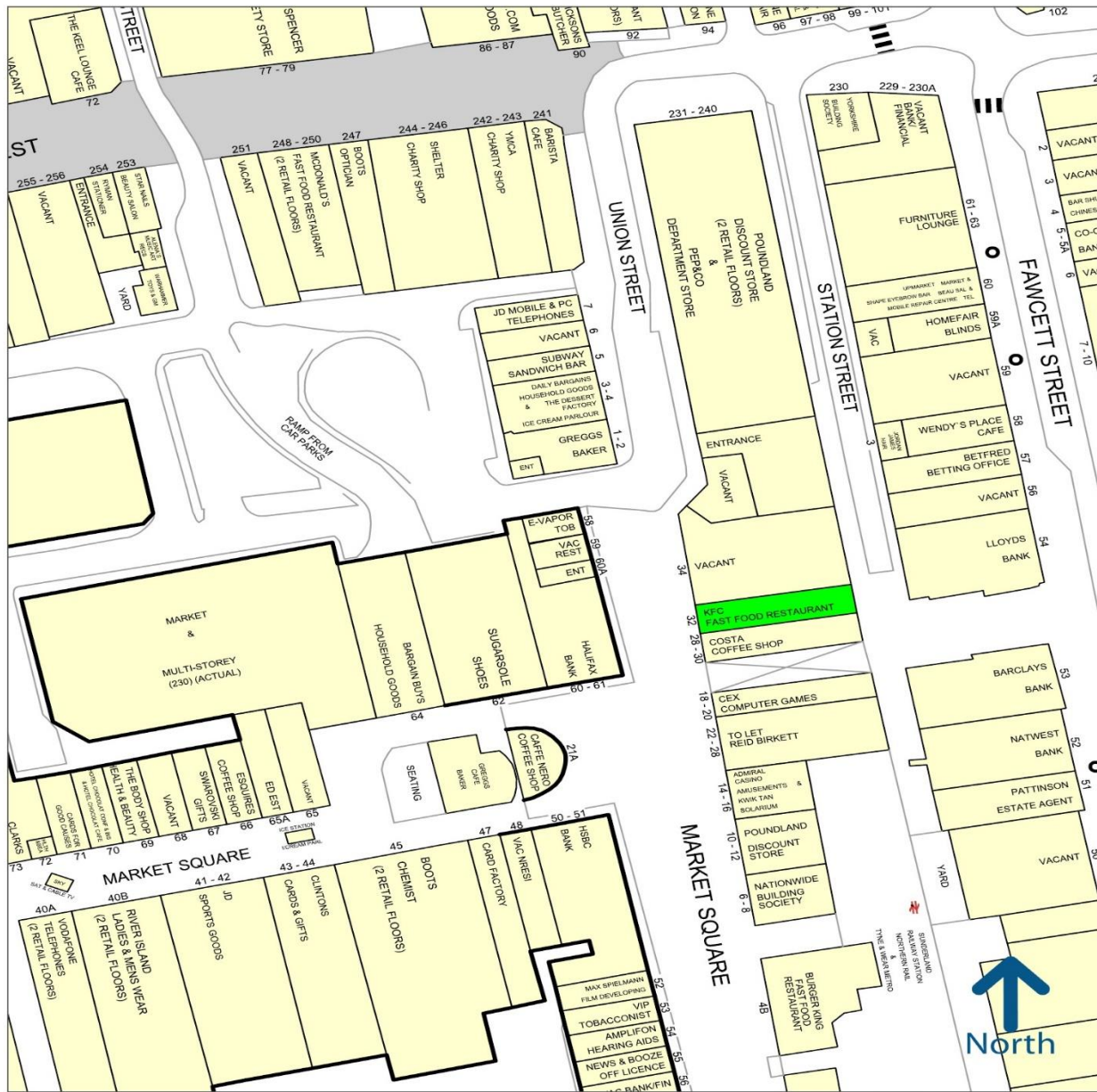
VAT

All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT.

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Sunderland



50 metres

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