

TO LET

Large Retail Premises in busy thoroughfare

Units 3 & 4 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, CEX and Costa Coffee. Greggs and 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 double-width retail unit which is fitted out as a convenience store. It has a relatively new suspended ceiling and roller shutters and shop front. There is a lane for which facilitates rear access :

Ground floor sales 1,823sqft 169.4sqm
Basement (currently trap door access only)

PLANNING

The property has the benefit of class E retail use making it suitable for a variety of uses -full details on application .

LEASE TERMS

The property is to be made available by way of a new full repairing and insuring lease by way of service charge contribution for a term to be agreed. Annual service charge is currently circa £1645 per annum. This may be subject to annual change during the term of the lease

Rental offers in the region of **£35,000** per annum exclusive are required.

BUSINESS RATES

The property is entered into the Valuation List at RV £41,500. The current Uniform Business Rate for 2021/2022 is 0.499p making the standard rates payable : **£41,500 x 0.499= £20,708.50.**

Interested parties should contact the local authority or Valuation Office to verify this information or discuss matters in greater detail.



ENERGY PERFORMANCE

Rating C-52

A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a 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.

SEPTEMBER 2021

**Reid
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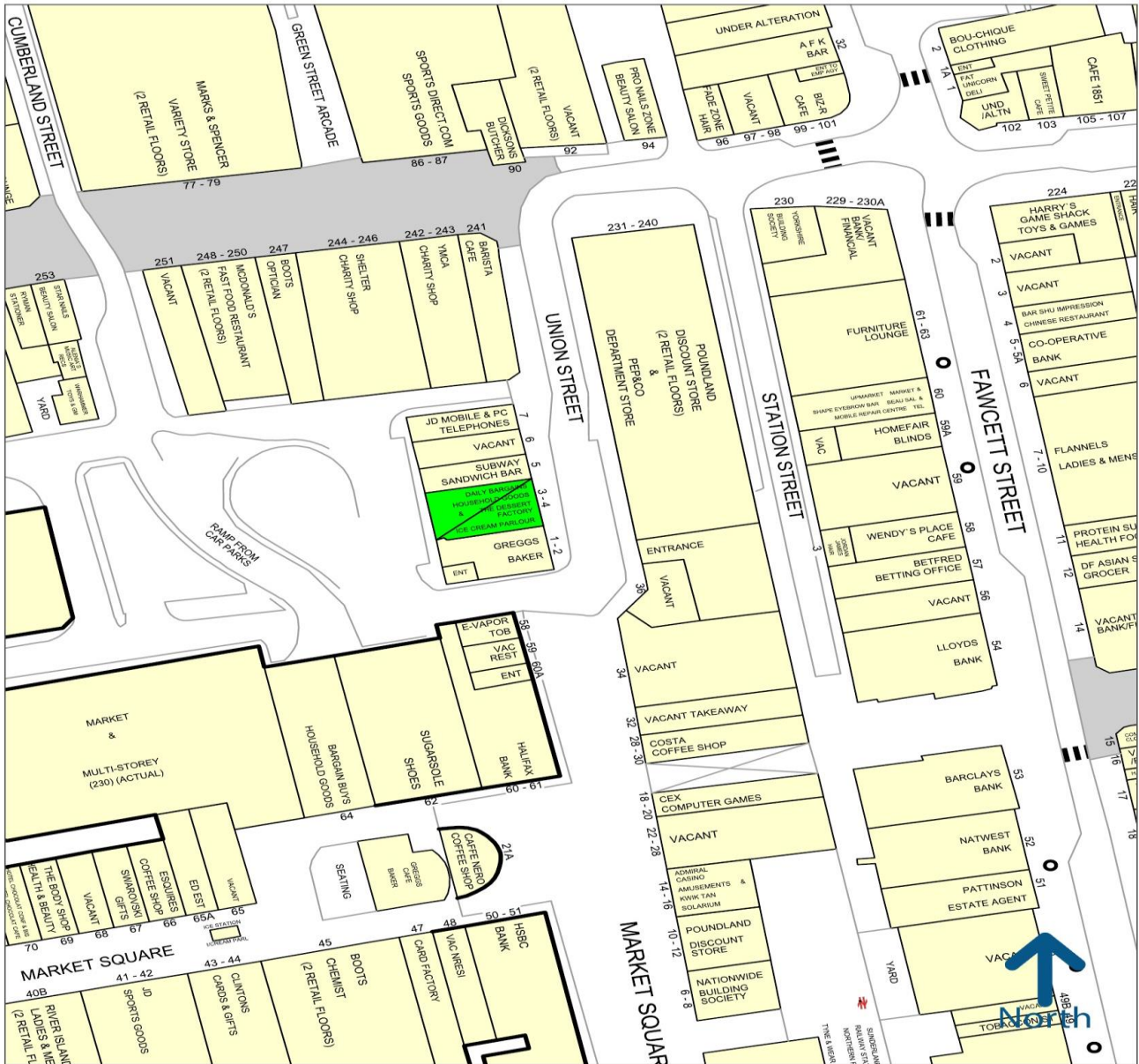
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Sunderland



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