

TO LET

Large Retail Premises in busy thoroughfare

29 Crowtree Road Sunderland SR1 3JU



LOCATION

The property is situated in a busy & prominent position on Crowtree Road in Sunderland City Centre. Sunderland has a population of 275,000 (2011 Census) and is the second largest city in the Northeast. The local university has an ever-increasing population, and this currently stands at in excess of 13,500 students. The property is adjacent to one of the main entrances to The Bridges Shopping Centre. There is a car park to the rear. A number of national occupiers are situated nearby including TUI, H&M and Schuh.

ACCOMMODATION

The unit comprises a 2-storey retail unit over ground and first floors. It offers clear retailing space at ground floor with ancillary accommodation at first floor level. Within the first floor are staff and WC facilities. There is a lane to the rear which facilitates loading access and parking right for 1 vehicle.

Ground floor sales	2,083 sqft	193.5 sqm
Loading area	96 sqft	8.9 sqm
First Floor Stores	1,856 sqft	172.4 sqm
Staffroom	147 sqft	14 sqm

LEASE TERMS

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed. Rental offers in the region of **£45,000** per annum exclusive are required.

PLANNING

The premises have class E use and therefore are suitable for a number of businesses including restaurant.

BUSINESS RATES

The property is entered into the Valuation List at RV £43,750 from 1st April 2026.

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

ENERGY PERFORMANCE

Rating **C70**

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 at the point of solicitor instruction to cover the eventuality of the tenant withdrawing from the transaction prior to completion.

ANTI MONEY LAUNDERING

Any applicants wishing to acquire a lease of this property will be requested to provide relevant documentation to confirm their identity in accordance with money laundering regulations. This is obligatory.

VAT

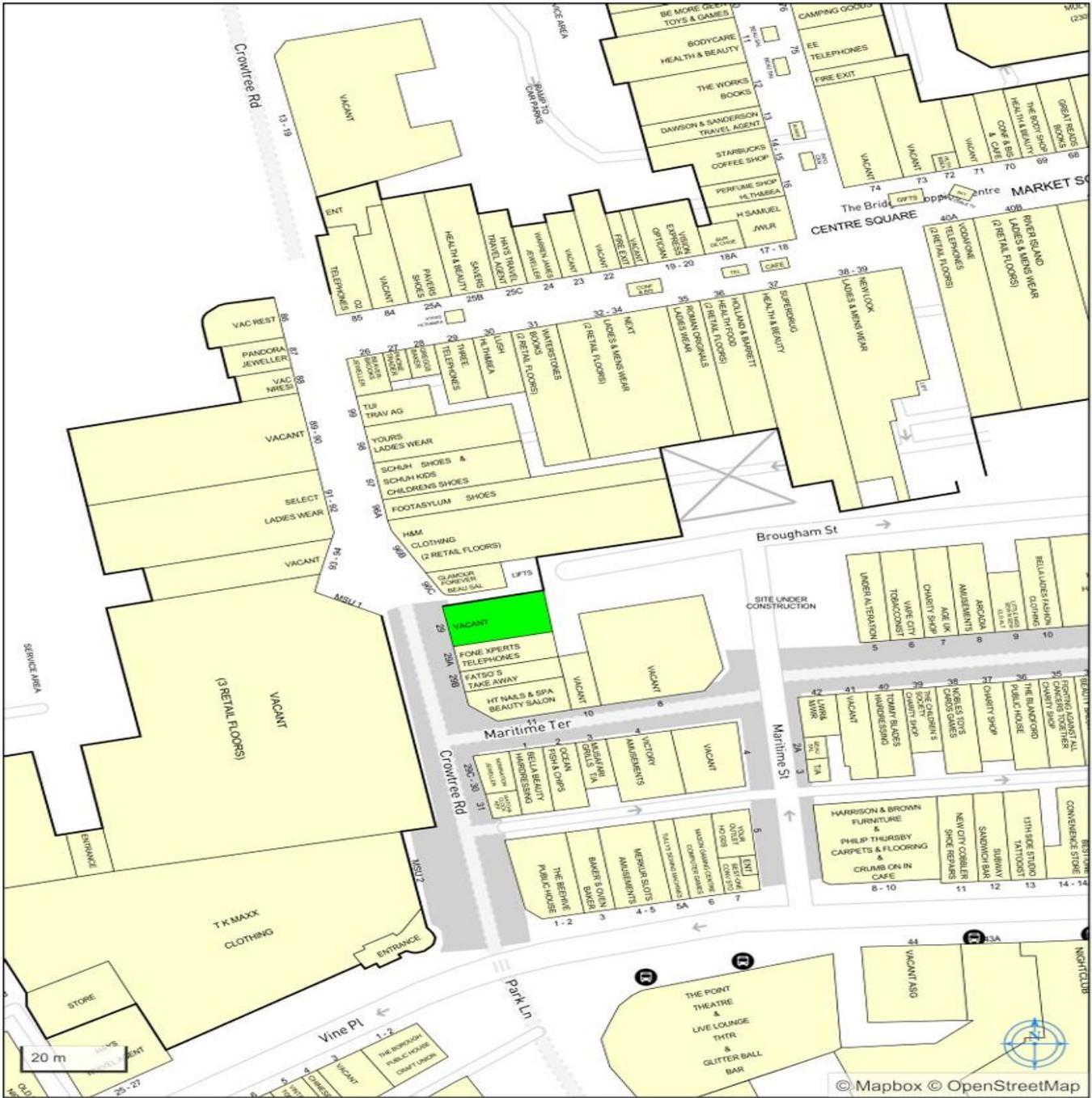
All figures within these terms are exclusive of VAT where chargeable.

JANUARY 2026

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