Location
The property is situated within the city centre in a secondary specialist retailing area commonly referred to and having its own identity as Park Lane Shopping Village. The premises are located close to Olive streets junction with Park Lane and within very close proximity of Park Lane Transport Interchange, The Civic Centre and also Sunderland College's new £29m City Campus building.

Description
The property is arranged over ground floor only comprising sales shop with kitchen and facilities to the rear.

Accommodation
The property briefly comprises as follows:-

				ft2	m2
Ground Floor		**ft**	**m**		
Sales Area	Internal Width	15'6"	4.72		
	Decreasing to	13'8"	4.16		
	Max Sales Depth	27'11"	8.50		
	Sales Area	408	37.90		
Kitchen				89	8.27
WC					
Externally					
Yard					

Tenure
A new Lease is available at an annual rental of **£7,500** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** yearly Rent Reviews.

Costs
Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing
Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT
Figures quoted exclude VAT where chargeable.

Rateable Value
The Valuation Office has confirmed the Rateable Value(s) as follows:

Shop and Premises **£6,100**

The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p. If necessary a written request should be made to the Local Authority for confirmation.
As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Based upon this assessment and subject to meeting certain criteria a tenant may be eligible for 100% Business Rates relief. Please contact Sunderland City Councils non domestic rating department for clarification on *0191 5611850*

Disclaimer
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref
C3468

Amended
December b2017

EPC
Energy Rating D

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