



To Let

Retail Premises

Basement
56 Frederick Street
Sunderland
SR1 1NF

- Basement Retail Unit
- City Centre Location
- Totalling 652ft² (58 m²)
- Self-contained
- 1 car parking space
- Nil business rates

Location

The property is situated within the heart of the main professional area close to a number of firms of Surveyors, Estate Agents and Solicitors etc. Immediately to the rear of the property lies the impressive Sunnyside Gardens and The Place office development which incorporates a coffee shop/restaurant.

Description

The property occupies the Lower Ground Floor of a larger building and is situated close to Frederick Streets junction with St Thomas Street. The premises are self contained and have the benefit of 1 car parking space to the rear.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Basement		
Sales Shop	400	37.16
Back Shop (Rear Sales)	167	15.51
Store (side)	85	7.90
Externally		
1 allocated car parking space to the rear		

Tenure

A new Lease is available at a commencing annual rental of **£4,500** for a term of years to be agreed (minimum **3** years) on an effective T.INT&INS basis subject to **3** yearly Rent Reviews.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

Service Charge

A service charge will be levied on a proportionate basis to cover the cost of external repairs and decoration.

Costs

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

Viewing

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

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✉ alexa@lofthouseandpartners.co.uk

📞 **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£1,225**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p.

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Our verbal enquires with City of Sunderland non domestic rating department have confirmed that the property presently qualifies for 100% business rates relief subject to meeting certain sole trader conditions and we would advise interested parties to discuss the matter with Sunderland City Council before proceeding 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

C3309

Amended

March 2017

Energy Performance Rating

To be provided