



To Let

Retail Premises

First Floor
3 Maritime Terrace
Sunderland
SR1 3JT

- Self-contained city centre premises
- Busy pedestrianised retail location
- Debenhams and Bridges Shopping Centre nearby
- Ground floor entrance and WC's
- First Floor totaling 447 ft2 (41.53 m2)

Location

Maritime Terrace is a continuation of Blandford Street which is a busy pedestrianised shopping street within Sunderland city centre linking Waterloo Place with Crowtree Road. Nearby occupiers include Greggs, Debenhams and Costa Coffee. The location is shown on the attached Goad plan.

Description

The premises are arranged over first floor having a separate entrance from Maritime Terrace and would be suitable for a number of semi retail/office uses having been used in the past as both a hairdressing salon and more recently as an acupuncture centre.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Separate Entrance & WC's		
First Floor		
Rooms	447	41.53
Externally		
Shared access to small yard		

Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed (minimum 3 years) on an effective FRI 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

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

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£4,050**. 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.

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

C3446

Amended

March 2017

EPC

Energy Rating E