



# To Let

## Retail Premises

70-71 High Street West  
Sunderland  
SR1 3DW

- City Centre Retail Unit
- Pedestrianised shopping location
- Ground Floor Sales 4667ft<sup>2</sup> (433.56 m<sup>2</sup>)
- Second Floor Ancillary 12,277 ft<sup>2</sup> (1140.53 m<sup>2</sup>)
- Adjacent to Argos and M&S
- Close to Primark and McDonald's

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

The property is situated within a good secondary position being opposite the Primark store which also serves as an entrance to The Bridges Shopping Centre from High Street West and within close proximity to the city's new public open space known as Keel Square. Nearby occupiers include Marks & Spencer, Anne Summers, Argos, and Tony & Guy. The location is shown on the attached Goad.

### Description

The premises are arranged over ground and second floor levels.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>			
Sales Area	Internal Width	39'03"	6.83
	Sales Depth	129'02"	30.87
	Sales Area	4667	433.56
<b>Second Floor</b>			
Ancillary		12,277	1140.53

### Tenure

A new Lease is available at a commencing annual rental of **£45,000** for a term of years to be agreed on an effective FRI basis subject to 5 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](http://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

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

**Shop and Premises £75,000**

The Uniform Business Rate for the Rates Year 2019/2020 is 50.4p. If necessary a written request should be made to the Local Authority for confirmation.

### 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

C3452

### Amended

October 2018

### EPC

Energy Rating C

### Joint Agent

Barker Proudlove  
F.A.O Jonathan Newsn  
T: 0113 2123501