

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**

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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 2018/2019 is 48p. 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