

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail Premises

9 Maritime Terrace
Sunderland
SR1 3JT

- Prominent City Centre Retail Premises
- Busy pedestrianised location
- Close to Debenhams, TK Maxx & Greggs
- Ground Floor Sales 939 ft² (87 m²)

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

Location

Maritime Terrace is a busy pedestrianised city centre retail location linking Blandford Street and Crowtree Road close to the entrance to The Bridges Shopping Centre and Debenhams Department Store. A number of National Traders are represented nearby including Debenhams, TK Maxx, Greggs and Peacocks. The property is shown on the attached Goad Plan.

Description

The property comprises ground floor sales shop together with ancillary to the first floor.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales Area	939	87.23
First Floor		
Ancillary	832	77.29
TOTAL	1771	164.53

Tenure

A new Lease is available at a commencing annual rental of **£22,000** 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 – **Marc Weaver** or **Alexa Reavley**

-  mjw@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 as follows:

Shop and Premises £19,000

The Uniform Business Rate for the Rates Year 2018/2019 is 49.3p. 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

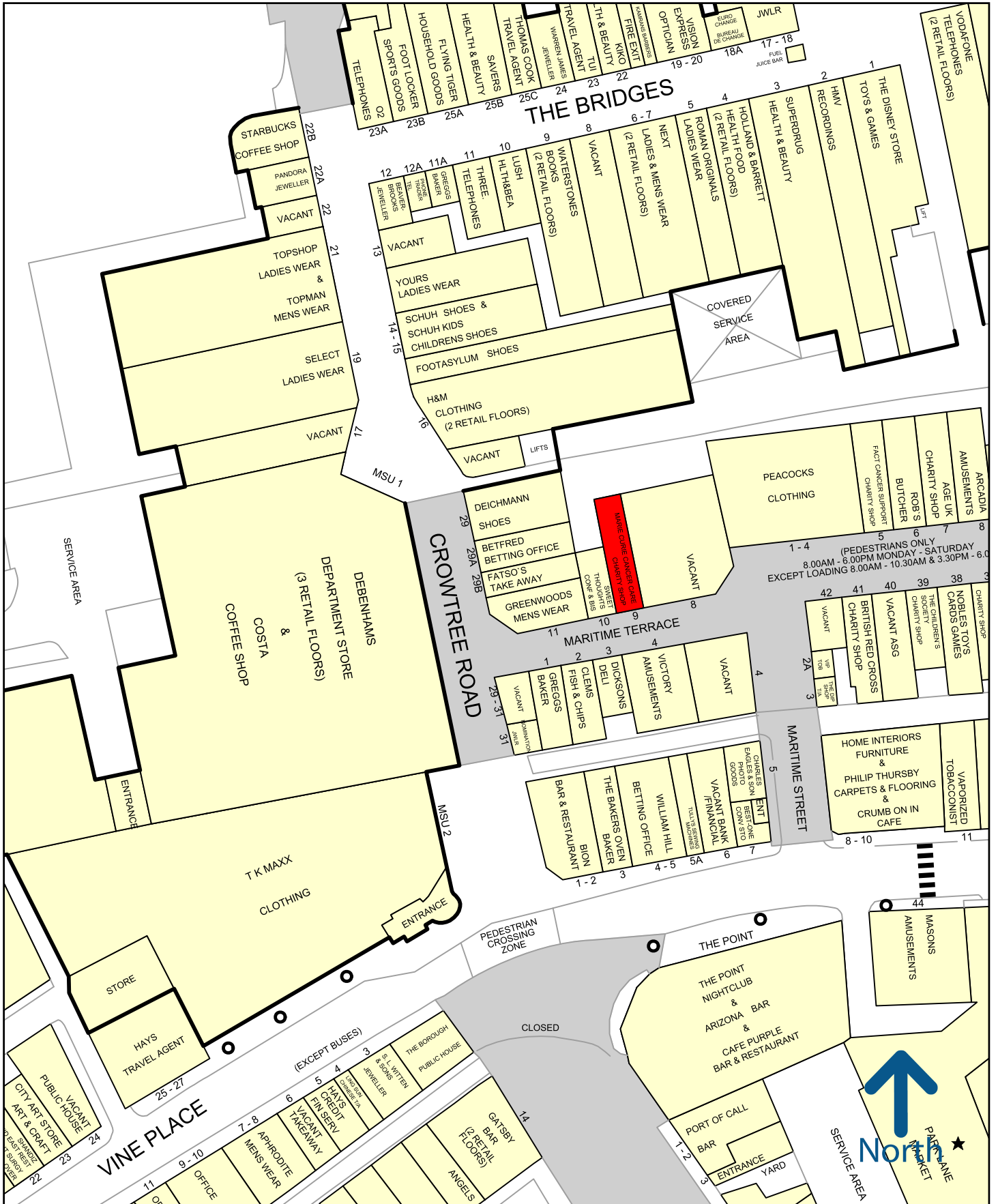
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Prepared

May 2018

EPC

Awaiting Information



Experian Goad Plan Created: 01/05/2018
Created By: Lofthouse and Partners

