



## Location

The property is located within the City Centre forming part of a larger modern block where nearby occupiers include William Hill, Specsavers, Coral, Dawson & Sanderson and Northumbria Police (adjacent). The premises are within close proximity of Sunderland Railway Station and are shown for identification purposes only on the attached Goad Plan.

## Description

The property is arranged over 2 floors comprising well presented sales accommodation on the ground floor which presently incorporates 3 private offices however could be removed to create an open plan sales area. On the first floor there are 2 offices together with kitchen and washroom facilities and to the rear of the building there is a shared service area within which there is one allocated car parking space.

## Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>			
Sales Area	Internal Width	18'6"	5.66
	Max Sales Depth	58'0"	17.67
	Sales Area		1019 94.67
<b>First Floor</b>			
Offices/Ancillary		483	44.87
WC's			
<b>Externally</b>			
Shared loading area to rear. 1 allocated car parking space.			

## Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed on an effective FRI basis with service charge provisions.

## 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 £11,750**

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

*Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.*

## Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## 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.

## Reference

C3671

## EPC

Awaiting Information

## Internal



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