



To Let

Retail Premises

203 High Street West
Sunderland
SR1 1UB

- Town centre retail unit
- Immediately opposite Sunnyside leisure scheme
- Nearby Grosvenor Casino, Nandos and multi-storey car park opposite
- GF sales 521 ft² (48.4 m²) plus LGF 789 ft² (73.3 m²)
- A1/A2/A3/A4 and A5 uses considered STP

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

Location

The premises are prominently located on the corner of High Street West and West Sunnside which is on the fringe of the main professional area immediately opposite the Sunnside Leisure development which incorporates Empire Cinema, Bowling Alley and Nando's together with Grosvenor Casino and the attached Sunnside multi-storey car park.

Description

Comprising Ground Floor Sales Shop with WC to the rear and storage at basement level. The shop benefits from external security shutters. The premises would suit a variety of uses including A1, A2 and A3, A4 and A5 subject to consent.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales Shop/Showroom	521	48.40
Lower Ground Floor		
Stores	789	73.30
TOTAL	1310	121.70

Tenure

A new Lease is available on a stepped rental basis **Year 1 £6,000, Year 2 £7,000 and Year 3 £8,000** for a term of years to be agreed (minimum 3 years) on an effective T.INT&INS basis with service charge provisions subject to 3 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**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,600**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

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.

Ref

C3697

EPC

Energy Rating D