



# To Let

## Retail Premises

204 High Street West  
Sunderland  
SR1 1UA

- High Street retail premises
- Ground Floor Sales Area 644 ft<sup>2</sup> (60 m<sup>2</sup>) with Basement Stores
- Located within the Sunnyside Regeneration Area
- Opposite Sunnyside Leisure Scheme incorporating Tenpin Bowling, Grosvenor Casino & Empire Cinemas

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 Sunnyside which is on the fringe of the main professional area immediately opposite Sunnyside Leisure development which incorporates an Empire Cinema, Bowling Alley, Frankie & Benny's and Nando's together with Grosvenor Casino and the attached Sunnyside multi-storey car park.

### Description

The premises comprise Ground Floor Sales Shop with Washroom facilities to the rear and useful Storage facilities at Lower Ground Floor level.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>			
Sales Area	Internal Width	16'2"	4.93
	Sales Depth	42'6"	12.95
	Sales Area	644	59.83
<b>Lower Ground Floor</b>			
Stores		426	39.58

### 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

The Valuation Office has confirmed the Rateable Value(s) is **£7,400**. 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**

### 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

C3587

### EPC

Energy Rating F

### Internal

