



# To Let

## Upper Floor Premises

215-217 High Street West  
Sunderland  
SR1 1UA

- Substantial upper floor premises 5648 ft<sup>2</sup> (524.7m<sup>2</sup>)
- Prominent corner position.
- Self-contained access from John Street
- Open plan first floor with good natural lighting
- Second floor storage/ancillary
- Suitable for a range of uses incl. Offices/Leisure STP

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

### Location

The premises are located opposite the Sunnyside Leisure Scheme and adjacent to Darke Cycles close to the junction of High Street West and John Street immediately opposite the Sunnyside Leisure development where occupiers include Empire Cinema, Sunderland Bowl, Frankie & Benny's, Nando's and Grosvenor Casino Sunnyside multi-storey car park is also attached to the leisure scheme offering 653 spaces.

### Description

The premises are located on the first and second floors and have the benefit of self-contained access from John Street. The first floor is largely of open plan layout with excellent natural lighting and has the benefit of a commercial kitchen. Storage and offices are provided at second floor level. The property would suit a variety of uses including offices, leisure and possibly dance/fitness STP.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>First Floor</b>		
Office, Kitchen & WC	3900	362.31
<b>Second Floor</b>		
Office	1748	162.39
<b>TOTAL</b>	<b>5648</b>	<b>524.70</b>

### Tenure

A new Lease is available at a commencing annual rental of **£17,500** for a term of years to be agreed (minimum 3 years) on an effective T.INT&INS basis 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

To be re-assessed.

### 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

C3736

### Prepared

June 2019

### EPC

Energy Rating D