



To Let

Restaurant Premises

Unit 3 Sunnyside Leisure
High Street West
Sunderland
SR1 1TP

- Prominent city centre restaurant premises
- Corner position close to Empire Cinema Entrance
- Adjacent to Nando's and Empire Cinema
- Arranged over ground floor only
- GIA 4089 ft² (379.87 m²) approx.
- Return Frontage to Lambton Street

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

Location

The property is situated within the Sunnyside Leisure Scheme which is anchored by Empire Cinema which benefits from approximately 500,000 admissions per annum and other occupiers also include Nando's, Grosvenor Casinos and MFA Bowl together with the recent addition of Infinity Pizza. Attached to the development is a 653 space multi storey car park.

Description

The property is arranged over ground floor only having frontage to High Street West and prominent return frontage to Lambton Street.

Trading Licence

The trading licence has been transferred to the landlord and therefore the premises are available for early commencement of trade.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		0.00
Gross Internal Area	4089	379.87

Tenure

A new Lease is available at a commencing annual rental of **£65,000** for a term of years to be agreed on an effective FRI basis subject to **5** yearly Rent Reviews. The rent is subject to a nominal service charge details of which are available upon request.

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:

Restaurant Premises **£63,500** **and**

The Uniform Business Rate for the Rates Year 2021/2023 is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

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

C3750

EPC

Energy Rating C

Joint Agents

Pudney Shuttleworth 0113 2031130

