



# To Let

## Retail Unit

Unit 6B Cassaton House  
49 Fawcett Street  
Sunderland  
SR1 1RR

- New City Centre Retail Premises
- Arranged over Ground Floor only
- Following subdivision into 2 retail kiosks
- Kiosk A 540.34 ft<sup>2</sup> (50.2 m<sup>2</sup>) – **UNDER OFFER**
- Kiosk B 491.91 ft<sup>2</sup> (45.2 m<sup>2</sup>) – **AVAILABLE NOW**
- Immediately Adj. to Post Office and opposite Gregg's

### Location

Fawcett Street is a busy secondary trading location within Sunderland city centre. The property is immediately adjacent to The Post Office and close to a number of national retailers and main banks as shown on the attached Goad plan.

### Description

The premises form part of a larger block of properties and are arranged over ground floor only having a modern aluminium framed display frontage. The landlord has recently sub divided the property into two smaller retail kiosk units in accordance with the attached plans.

### Accommodation

Following subdivision the property will briefly comprise as follows:-

<b>Unit A – UNDER OFFER</b>	<b>ft2</b>	<b>m2</b>
Sales Area	540.34	50.20
WC's		

<b>Unit B AVAILABLE</b>	<b>ft2</b>	<b>m2</b>
Sales Area	491.91	45.70
WC's		

### Tenure

A new Lease is available on terms to be agreed subject to service charge on the following basis:-

#### Subdivision

Unit A	£9,000 per annum <b>UNDER OFFER</b>
Unit B	£9,000 per annum <b>AVAILABLE NOW</b>

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Service Charge

The annual service charge amount for Unit B is £390.40 plus VAT (subject to annual review).

### Insurance

The annual building insurance amount for Unit B is £136.39 plus VAT (subject to annual review).

### 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

**Following subdivision, the premises are likely to be exempt from business rates subject to tenant qualification. The incoming tenant will be responsible for machining their own enquires in this regard.**

*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.

### Ref

C3786

### EPC

Energy Rating D

### Agents Note

There will be a restriction against use of the premises for the retailing of vaping and ancillary items.