

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



To Let

Retail Premises

3b Signal House Waterloo Place Sunderland SR1 3HT

- · Very well-presented city centre retail premises
- Ground floor sales 863 ft2 (80 m2)
- First Floor ancillary 293 ft2 (27.22 m2)
- Adjacent to Sunderland Railway Station
- Nearby occupiers Specsavers, Coral and Santander
- Potential qualification for NIL Business RATES*

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





Location

The property is located within the City Centre forming part of a larger modern block where nearby occupiers include William Hill, Specsavers, Coral and Northumbria Police (adjacent). The premises are within close proximity of Sunderland Railway Station and The Bridges Shopping Centre as shown on the attached Goad Plan.

Description

The premises are very well presented throughout having been previously occupied by Dawson and Sanderson comprising ground floor sales shop with offices/ancillary accommodation at first floor level.

Accommodation

The property briefly comprises as follows:-

				ft2	m2
Ground Floor		ft	m		
Sales Area	Max Internal Width	38'0"	11.58		
	Max Sales 26' Depth	2" 7.97			
	Sales Area		863	38	30.17
First Floor					
Ancillary				293	27.22
Externally					
Shared service area to rear.					

Tenure

A new Lease is available at a commencing annual rental of **£12,500** for a term of years to be agreed on an effective FRI basis with service charge provisions.

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:

Shop and Premises

£26,250* see note below

The Uniform Business Rate for the Rates Year 2019/2020 is 50.4p. If necessary, a written request should be made to the Local Authority for confirmation. Please note the present assessment includes the adjacent property (Coral) and will be separately assessed in due course following which we expect the property to qualify for nil business rates subject to status. Further details on request.

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

C3814

Prepared

March 2020

EPC

Energy Rating E

Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.

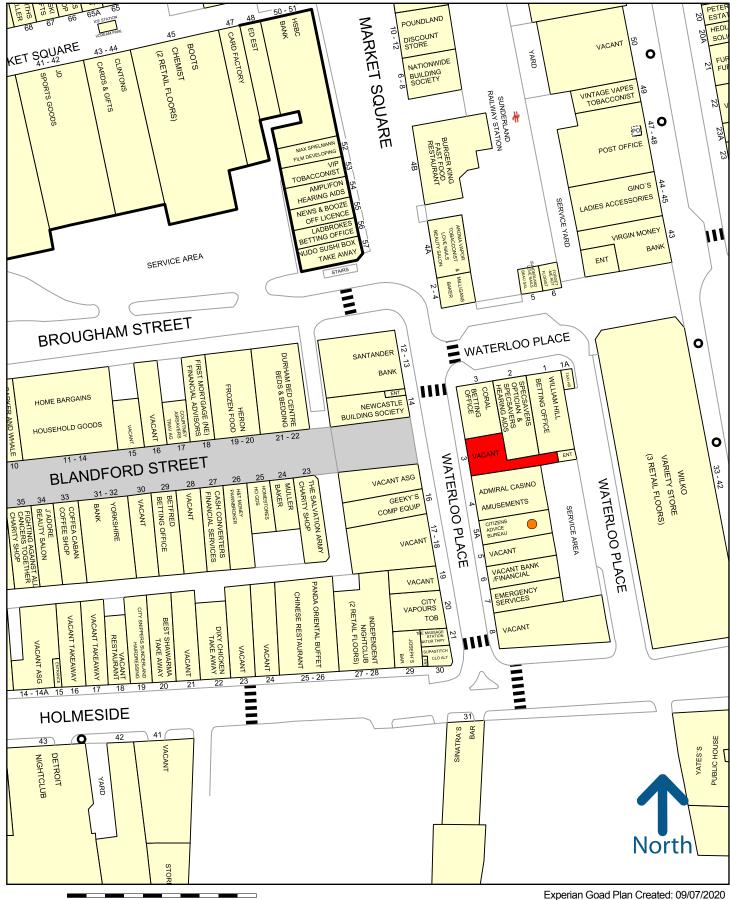
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.

3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.

4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.







Created By: Lofthouse and Partners



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

50 metres

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011