

Sunderland: 0191 5658844  
www.lofthouseandpartners.co.uk



# To Let

## Retail/Office Premises

25 Laura Street  
Sunderland  
SR1 1PT

- Prominently situated adjoining Kwik Fit and close to SCS, My Dentist, Prontaprint and Software City.
- Ground Floor Sales 1191 ft<sup>2</sup> (110.6 m<sup>2</sup>)

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

### Location

The property fronts Toward Road which is one of the main roads leading into the City Centre and therefore having excellent visibility. The premises are prominently located adjacent to Kwik Fit. Other nearby include SCS and Software City. The property is within close proximity to the main professional area.

### Accommodation

|                     |                | ft <sup>2</sup> | m <sup>2</sup> |
|---------------------|----------------|-----------------|----------------|
| <b>Ground Floor</b> |                | <b>ft</b>       | <b>m</b>       |
| Sales Area          | Internal Width | 19'9"           | 6.0            |
|                     | Sales Depth    | 62'8"           | 19.0           |
|                     | Sales Area     | 1191            | 110.64         |

### Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

### Costs

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

### Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

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

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£10,000**. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

*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.*

**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.**

### 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

C3824

### Prepared

July 2020

### EPC

Awaiting Information

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.