



To Let

Café/Restaurant Premises

Former Bay Shelter
Seaburn
Sunderland
SR6 8AD

- Unique rarely available Seafront Opportunity
- With A3 Café/Restaurant Consent
- To be fully refurbished to shell specification
- New glazing and rooftop seating area (TBC)
- Totalling circa 1096 ft² (101.82m²) plus roof terrace

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



Location

The Bay Shelter is located on the lower promenade on Seaburn Seafront close to the junction between Whitburn Road and South Bents Avenue. The property fronts directly onto Whitburn Bay and benefits from unobstructed access and views of the beach.

Description

The Bay Shelter is single storey of concrete frame and panel construction under a flat concrete roof. The property benefits from unspoilt views over Whitburn Bay and the stunning coastline, with the potential for a roof terrace (subject to agreement). An external storage room with shutter access is incorporated into the structure.

Background

Since 2010 the Council Seafront Regeneration Programme has secured in excess of £8m of funding for regeneration programmes to upgrade the visitor environment at Sunderland Seafront. Funding has been obtained from Coastal Communities Fund Round Five to support the redevelopment of several vacant council owned buildings at the sea front. Once redeveloped these will be managed by Sunderland Seafront Trust (which currently operates Roker Pier and Lighthouse). Rental income generated from the lease of the properties will allow the Trust to expand its role to include a destination management remit for the seafront. The ownership of the properties is to be transferred from the Council to the Trust in due course.

Handover Specification

Prior to lease the property will undergo refurbishment to shell specification with new glazing providing an open plan layout with one wheelchair accessible WC and Baby change for customers and a storeroom with connections for staff WC for the tenant to fit out if required. A gas supply will not be connected however mains electricity and drainage will be provided. Plans and a timescale of works will be provided. We are advised that timescale for commencement of works is anticipated October 2020 with handover expected March 2021.

Accommodation

Upon completion of works the property will provide the following approximate areas:-

	ft2	m2
Restaurant/Café (Promenade level)	1096	101.82
External Store		
Roof terrace area (Road level)		

Occupier/Operator Criteria

1. The operator should have suitable experience and will be required to submit a business plan covering the first 3 years of trading.
2. The operator is to provide evidence that the proposed venture has both viability and sustainability.
3. Applications will be considered on their own merits however there is a preference for an operator offering a concept for which there is demand rather than replicating a use that already exists.
4. The operator will be required to remain open for trading throughout the year.

Tenure

A new lease is available at a commencing annual rental of **£19,000** for a term of 15 years to be agreed on tenant fully repairing and insuring basis subject to 5 yearly Rent Reviews. The rent will be reviewed to the greater of open market rental value or the increase in RPI or similar indicator. A tenant break clause may be considered.

Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Viewing

Via sole letting agents Lofthouse and Partners
 Contact: **Mario Jaconelli** Tel: **0191 5658844**
 Email: mario@lofthouseandpartners.co.uk

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The property is currently not rated for Business Rates so will require a Rating Assessment by the Valuation Office Agency upon completion of the works. For further advice please contact the Business Rates department on 0191 561 1850.

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 C3826

Prepared July 2020

EPC TBC



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BAY COURT

WHITBURN BENTS RD

S BENTS AVE

THE NORTH SEA

83

21.24

5.36

The services indicated on this plan are approximated and are to be used as a guide only. It is the responsibility of the contractor to determine the exact location of services on site.

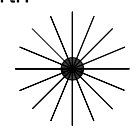
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Rev.	Date	Description	Drawn	Approved
A	24.11.2018	RED LINE BOUNDARY	AC	BW



**Economy and Place Directorate
Civic Centre
Sunderland
SR2 7DN**

Client			
Project	THE BAY SHELTER - SUNDERLAND		
Subject	SITE PLAN		
Contact	Approved by	North	
Drawn by AC	Sheet size A2	North	
Scale 1 : 200 mts	Date 19 March 2018		
Drawing No.	Revisions A		