



To Let

Café/Restaurant Premises

Former Toilet Block
Roker
Sunderland
SR6 0PR

- Unique rarely available Seafront Opportunity
- A3 Café/Restaurant and A4 Bar Consent
- To be fully refurbished to shell specification
- New glazing and external decking area
- Totalling circa 839 ft² (77.94 m²)

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



Location

The property is situated on Pier View, close to The Harbour View/Roker Terrace roundabout and occupies a prominent position, with views over Roker Pier and Roker beach. Direct access is available to Marine Walk, which in recent years has attracted a number of exciting new additions including Love Lily Cakes, The Scullery, Downey's Fish and Chips and more recently Six and Grannie Annies.

Description

The property comprises a former toilet block which is of single storey construction under a multi-pitched tiled roof.

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 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. A gas supply will not be connected however mains electricity and drainage 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 Area	839	77.94
External Decking Terrace	TBC	

Tenure

A new lease is available at a commencing annual rental of **£15,000** 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.

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.

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 C3827 **Prepared** July 2020 **EPC** TBC



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Posts

Posts

Posts

Victoria House

Cafe Bungalow

Toilet Block

Lookout Station

PIER VIEW

Adventure Sunderland

24

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


Sunderland City Council
 Economy and Place Directorate
 Civic Centre
 Sunderland
 SR2 7DN

Client	
Project TOILET BLOCK CCF5 DEVELOPMENT	
Subject SITE PLAN	
Contact	Approved by
Drawn by AC	Sheet size A1
Scale 1:200mts @ A1	Date 22 NOVEMBER 2018
Drawing No.	Revisions

