

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



To Let

Retail Premises

3b Signal House Waterloo Place Sunderland SR1 3HT

- Well-presented city centre premises with parking*
- 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

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 to The Bridges Shopping Centre and also the southern entrance to Sunderland Railway Station which is currently the subject of a £30m redevelopment.

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 and 1 allocated parking bay.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Max Internal Width	38'0"	11.58		
	Max Sales Depth	26'2"	7.97		
	Sales Area		•	863	80.17
FIRST FLOOR					
Ancillary				293	27.22
Externally					
Shared service area with 1 allocated parking space.					

Tenure

A new Lease is available at a commencing annual rental of £15,000 plus VAT for a term of years to be agreed on an effective FRI basis with service charge provisions. We are advised the service charge costs for the year 2025/2026 are £1,659.45 plus VAT subject to annual review.

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

The quoting rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is £19,250. The Uniform Business Rate for the Rates Year 2025/2026 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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 EPC

C3814 Energy Rating 74/C

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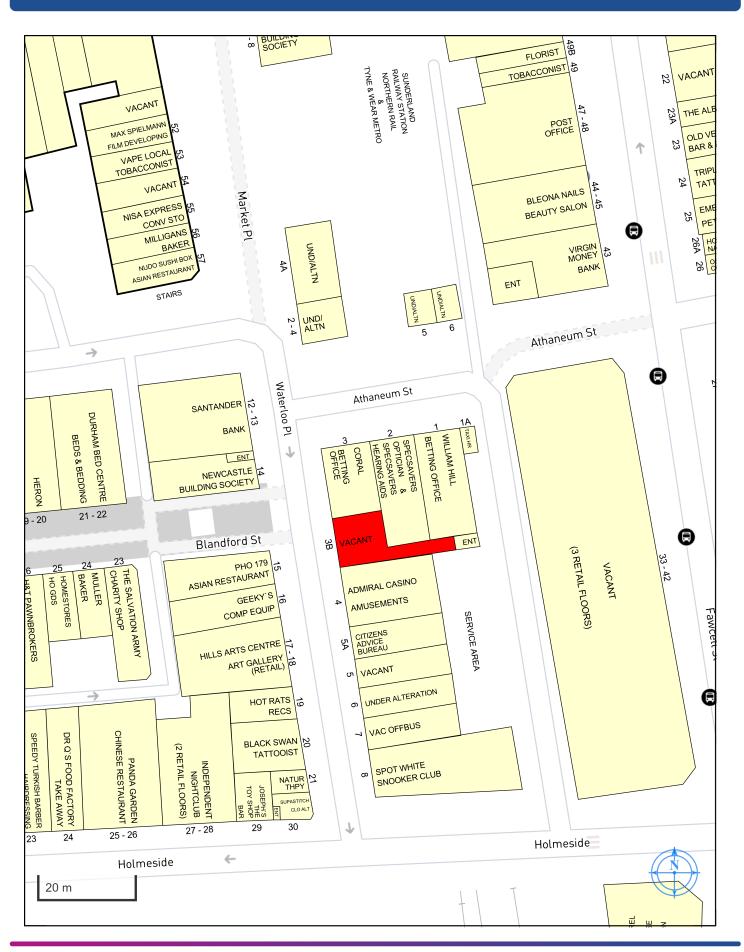
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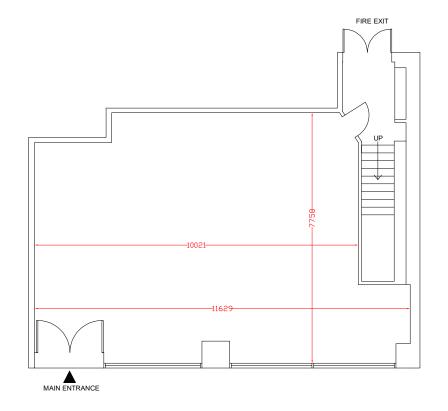
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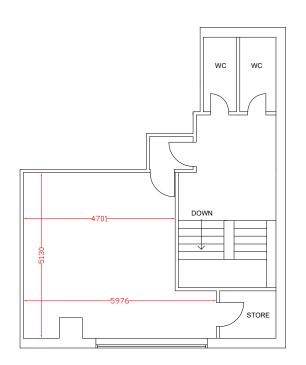


Sunderland (3B Signal House, Waterloo Place)

Modified: 22-Jul-25 12:14:05 / Surveyed: 22-Dec-24







GROUND FLOOR

FIRST FLOOR

INFORMATION

GROUND & FIRST FLOOR

DATE: DRWN BY: SEPTEMBER 2025 LS

PROJECT: UNIT 3B SIGNAL HOUSE SUNDERLAND

CLIENT: HALCYON PROPERTY HOLDINGS LIMITED

