



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 **£17,500**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

C3814

EPC

Energy Rating 74/C

