

Sunderland: 0191 5658844
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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 ft² (110.6 m²)

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

		ft2	m2
Ground Floor	ft	m	
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 **£8,000 in Year 1, rising to £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
- 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 2023/2024 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation..

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

EPC

Energy Rating D