



To Let

Retail Premises

3b Signal House
Waterloo Place
Sunderland
SR1 3HT

- Very well-presented city centre retail premises
- 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
- **Potential qualification for NIL Business RATES***

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 of Sunderland Railway Station and The Bridges Shopping Centre as shown on the attached Goad Plan.

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.

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor			
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 to rear.		

Tenure

A new Lease is available at a commencing annual rental of **£20,000** for a term of years to be agreed on an effective FRI basis with service charge provisions.

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

Figures quoted exclude VAT where chargeable.

Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

Shop and Premises **£26,250* see note below**

The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Please note the present assessment includes the adjacent property (Coral) and will be separately assessed in due course following which we expect the property to qualify for nil business rates subject to status. Further details on request.

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 E