



To Let

Retail Premises

29a Crowtree Road
Sunderland
SR1 3JU

- Prominent City Centre Retail Premises
- Frontage to Crowtree Road opposite Debenhams
- Busy location into The Bridges shopping centre
- Sales Area 974 ft² (90.5m²)

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

Location

The property is prominently situated in a busy pedestrianised city centre retailing location with frontages to Crowtree Road being opposite Debenhams Department Store and close to the entrance to The Bridges Shopping Centre. A number of National Traders are represented nearby include TK Maxx, Greggs, Costa and H&M.

Description

Former Bookmaker benefitting from clear open sales, suspended ceiling, double fronted display and electric roller shutter.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor	ft	m	
Sales Area	Internal Width	17'1"	5.21
	Sales Depth	62'9"	19.17
	Sales Area	974	90.48
WC's			

Tenure

A new Lease is available at a commencing annual rental of **£29,500** a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 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 **£23,250**. 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.

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

C3842

EPC

Energy Rating D

Internal

