



To Let

Retail Premises

255 High Street West
Sunderland
SR1 3DH

- Extensive city centre retail premises
- Pedestrianised location
- Arranged over ground and lower ground floors
- Ground floor sales 2884 ft² (267.92 m²)
- Basement ancillary 1805 ft² (167.68 m²)
- Close to Primark, McDonalds and Dominos

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

Location

High Street West is a pedestrianised secondary retail pitch within the city centre and the property is located close to Primark and adjacent to Rymans. Other occupiers of note include Marks & Spencer, Sports Direct, Trespas, Dominos and McDonalds. The location is shown on the attached Goad Plan.

Description

The well-presented property is arranged over ground and lower ground floors having been occupied by Brighthouse for a number of years. The basement has loading from the rear service area and there is a goods lift linking the basement to the ground floor.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Max Internal Width	34'9"	10.63
	Max Sales Depth	104'7"	31.91
	Sales Area	2884	267.92
	Basement		
Stores	1805	167.68	

Tenure

A new Lease is available at a commencing annual rental of **£30,000** for a term of years to be agreed 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 – **Mario Jaconelli** or **Alexa Reavley**

- mario@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 **£50,500**. The Uniform Business Rate for the Rates Year 2020/2021 is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

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

C3860

EPC

Awaiting Information

