

To Let

Last Remaining Unit

Unit 1 Salterfen Park
Salterfen Road
Sunderland
SR2 0SE

- New Roadside retail unit c.1000 tt2 (92.90 m2)
- Busy main road location
- Immediately adjacent to proposed Greggs
- Occupiers include KFC, Burger King and Starbucks
- **On site NOW - Completion Quarter 2 2022**
- A1 and A3 planning consent

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

Location

Approximately 190,000 people live within a 15 minute drive time of the site which is prominently located at the intersections of the Southern Radial Route (A1018), Salterfen Road and Ryhope Road being 2.4 miles south of Sunderland city centre and 4 miles north of Seaham town centre. The site therefore offers excellent visibility and accessibility.

Description

Salterfen Park is a high-quality roadside retail development adding to an already established retail offering nearby including Lidl, B&M and MKM Builders Merchants (opposite), Frank's Flooring, Harvester.

The scheme has been highly successful and is now 90% pre-let. An opportunity has arisen for the last remaining unit which is single storey totalling circa 1000 ft² (92.90 m²) immediately adjacent to **Greggs**. Occupiers committed to the scheme include the **KFC**, **Burger King** and **Starbucks**.

		ft ²	m ²
Unit 1	NOW AVAILABLE	1000	92.90
Unit 2	Let to GREGGS	1400	130.06
Unit 3	Let to STARBUCKS	1800	167.22
Unit 4	Let to KFC	2002	185.99
Unit 5	Let to BURGER KING	3600	334.44

Timescale

The developer is now on-site January 2021 with completion of the scheme anticipated quarter 2 2022.

Planning

Unit 1 has the benefit of A1 and A3 planning consents.

Tenure

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

Rents etc are subject to VAT.

Rateable Value (RV)

To be assessed upon completion of the development.

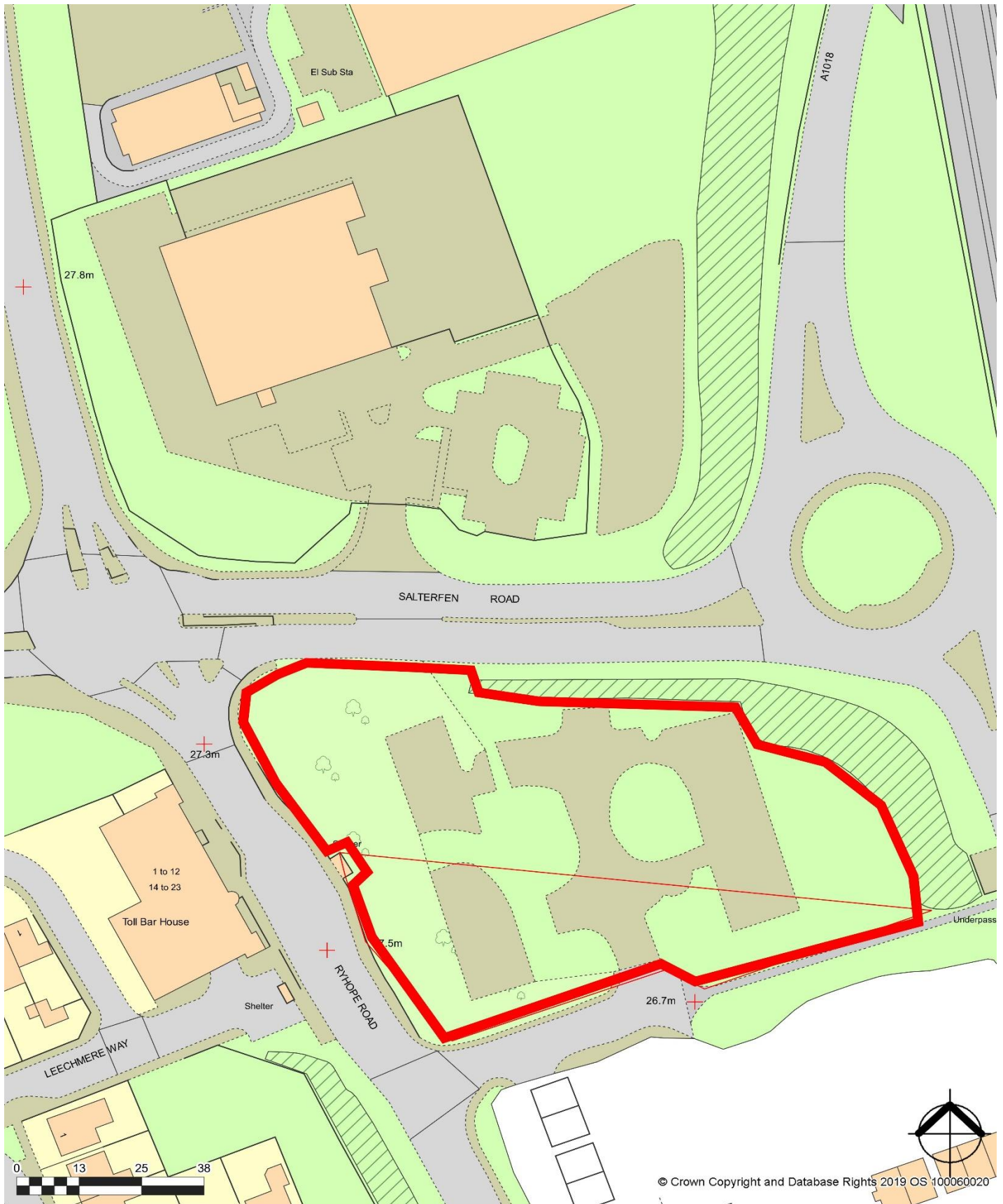
Money Laundering Regulations

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.

Ref C3872 **EPC** To be assessed post.

Landlord Requirements

Although all applicants will be considered on their individual merits, the developer's preference is for an occupier of national or strong regional covenant strength.



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