



To Let

Showroom/Retail Unit

29a East Cross Street
Sunderland
SR1 1XB

- Totalling 509 ft² (47.29 m²)
- Fringe of City Centre
- Adjacent to Travelodge
- Suitable for Retail/Offices
- Recently Refurbished

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

Location

East Cross Street is located on the fringe of Sunderland city centre just off High Street West within the Sunnyside Area. The property forms part of a larger block of properties and is located immediately opposite the Travelodge Hotel and close to Sunnyside Leisure and Multi-storey.

Description

The property comprises compact double fronted lock up unit which has recently been refurbished.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Showroom/Sales	482	44.78
Kitchen	27	2.51
WC		

Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews. **The lease will be outside the Landlord and Tenant Act 1954.**

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 is **£7,900**. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. 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.

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

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

C3875

Energy Performance Rating

To be provided



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.