



**Expressions of Interest to be received by no later than 31<sup>st</sup> January 2021**

## To Let

### Café/Restaurant Premises

Former Tram Shelter  
Whitburn Road  
Seaburn  
Sunderland  
SR6 8BZ

- Unique rarely available Seafront Opportunity
- Highly visible and prominent
- Grade II Listed
- With A3 Café/Restaurant Consent
- Totalling circa 850 ft<sup>2</sup> (78.97 m<sup>2</sup>)
- **To be offered by way of Capital Contribution\***

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

### Location

The Tram Shelter is located on Whitburn Road opposite Seaburn showground and The Grand Hotel (formerly The Marriott Hotel.) The property sits in an elevated and prominent position with frontage to Whitburn Road benefiting from stunning views over the beaches and coastline and being extremely visible to passing traffic.

### Description

The Tram Shelter was constructed between 1901 and 1904 and is Grade II Listed being of single storey timber framed construction under a pitched slated covered roof with detailed cast iron columns. The building ceased use as a Tram Shelter in 1954. See link to Historic England website for further information.

<https://historicengland.org.uk/listing/the-list/list-entry/1467684>

### Background

Since 2010 the Council Seafront Regeneration Programme has secured in excess of £8m of funding for regeneration programmes to upgrade the visitor environment at Sunderland Seafront. Funding has been obtained from Coastal Communities Fund Round Five to support the redevelopment of several vacant council owned buildings at the sea front. Once redeveloped these will be managed by Sunderland Seafront Trust (which currently operates Roker Pier and Lighthouse). Rental income generated from the lease of the properties will allow the Trust to expand its role to include a destination management remit for the seafront. The ownership of the properties is to be transferred from the Council to the Trust in due course.

### Listed Building Consent

The successful applicant will be responsible for making a listed building application for their proposed scheme which must be sympathetic to the period of construction.

### Capital Contribution

The tenant will receive a capital contribution for refurbishment works in line with Listed Building Consent and it is envisaged these works will broadly encompass re-roofing, installation of frontages and provision of utilities/services etc but excluding occupiers specific fit out such as floor coverings, fittings and equipment etc unless they are specified as part of the Listed Building Consent.

### Accommodation

	ft2	m2
<b>Ground Floor</b>		
Measured Internal Area totalling	850	78.97

### Occupier/Operator Criteria

1. The operator should have suitable experience and will be required to submit a business plan covering the first 3 years of trading.
2. The operator is to provide evidence that the proposed venture has both viability and sustainability.
3. Applications will be considered on their own merits however there is a preference for an operator offering a concept for which there is demand rather than replicating a use that already exists.
4. The operator will be required to remain open for trading throughout the year and also cater for daytime and evening trade.

### Tenure

A new lease is available at a commencing annual rental of **£22,500** for a term of 15 years to be agreed on tenant fully repairing and insuring basis subject to 5 yearly Rent Reviews. The rent will be reviewed to the greater of open market rental value or the increase in RPI or similar indicator. A tenant break clause may be considered.

### Costs

Each party will be responsible for their own legal fees incurred in the transaction.

### Viewing

The property is open to the public and therefore viewing can be carried out without the need to make a specific appointment.

Sole letting agents Lofthouse and Partners

Contact: **Mario Jaconelli** Tel: **0191 5658844**

Email: [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The property is currently not rated for Business Rates so will require a Rating Assessment by the Valuation Office Agency upon completion of the works. For further advice please contact the Business Rates department on 0191 561 1850.

### 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** C3862

**EPC** TBC



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