



To Let

Retail Premises

10/11 Maritime Terrace
Sunderland
SR1 3JT

- Prominent City Centre Retail Premises
- Busy pedestrianised location
- Close to TK Maxx & Greggs
- Ground Floor Sales 552 ft² (51.28 m²)

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

Location

Maritime Terrace is a busy pedestrianised city centre retail location linking Blandford Street and Crowtree Road close to the entrance to The Bridges Shopping Centre and Debenhams Department Store. A number of National Traders are represented nearby including TK Maxx and Greggs. The property is shown on the attached Goad Plan.

Description

The property comprises ground floor sales shop together with ancillary to the first floor.

Accommodation

The property briefly comprises as follows:-

		ft	m ²
Ground Floor			
Sales Area	Internal Width	16'0"	4.09
	Sales Depth	36'3"	11.06
	Sales Area		552 51.28
First Floor			
Stores/Staff		545	50.63

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for 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 **£17,500**. 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

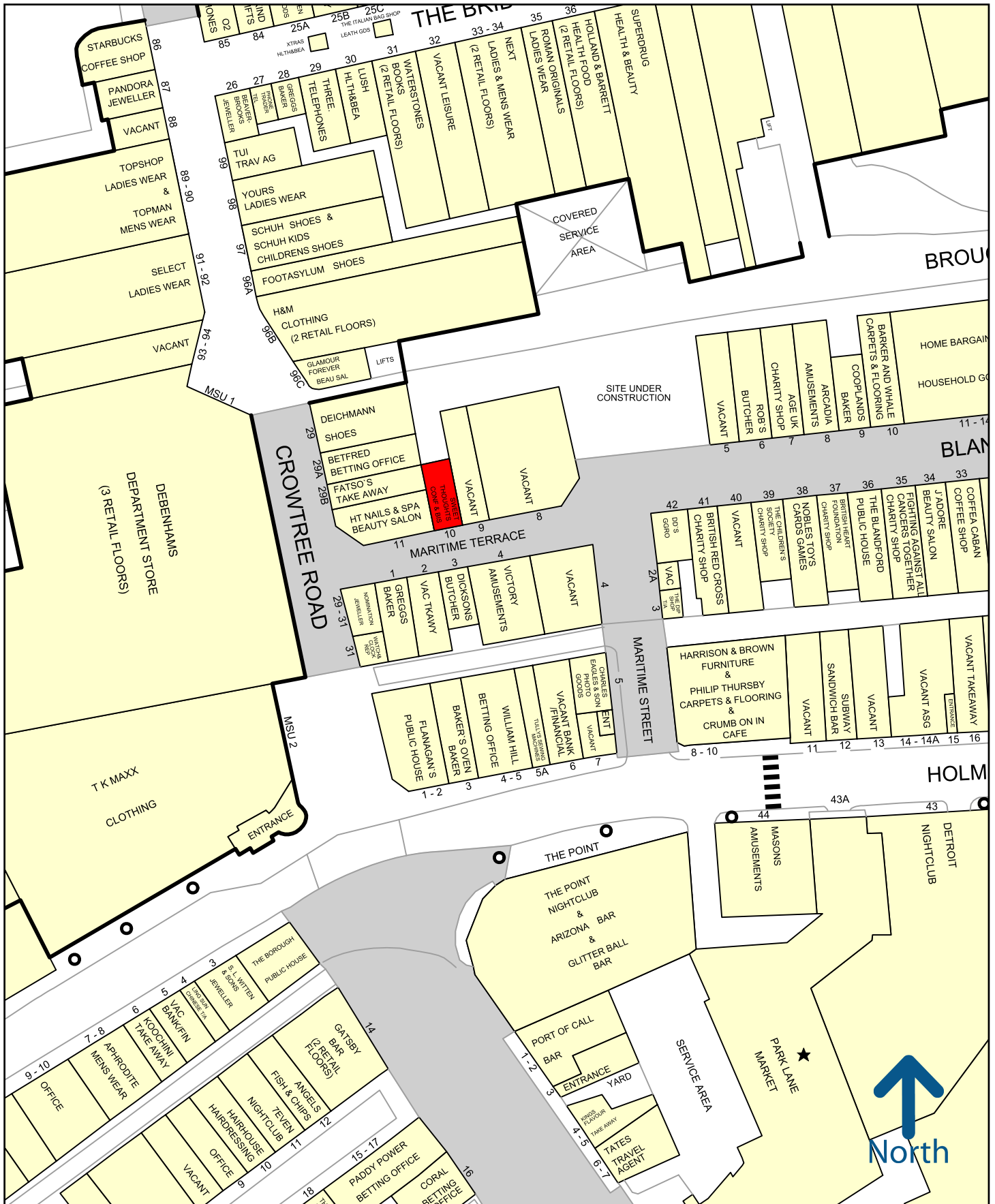
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3884

EPC

Energy Rating D



50 metres

Experian Goad Plan Created: 07/01/2021
Created By: Lofthouse and Partners

