



# 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 ft<sup>2</sup> (51.28 m<sup>2</sup>)

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
<b>Ground Floor</b>			
Sales Area	Internal Width	16'0"	4.09
	Sales Depth	36'3"	11.06
	Sales Area	552	51.28
<b>First Floor</b>			
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](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto: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 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.*

## 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

