

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



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:-

				ft2	m2
Ground Floor		ft	m		
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 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

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.