



To Let

Retail Kiosk/Shop

21 Waterloo Place
Sunderland
SR1 3HT

- Compact city centre retail unit
- Ground floor only
- Totalling 315 ft² (29 m²)
- Electric roller shutters
- Business Rates Exemption*
- Rent only £500 per month

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

Location

Waterloo Place is a secondary City Centre location linking Athenaeum Street with Holmeside. Nearby occupiers include, Geekys and Santander. The property is shown for identification purposes on the attached Goad Plan.

Description

The compact retail unit is well presented having a modern shop front with electronically operated shutter and suspended tiled ceiling throughout.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	13'7"	4.14
	Decreasing to Sales Area	23'2"	7.06
		315	29.26
WC			

Tenure

A new Lease is available at a commencing annual rental of **£6,000** or a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

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

We are advised that our client has not elected the property for VAT and therefore the rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£5,700**. 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**

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

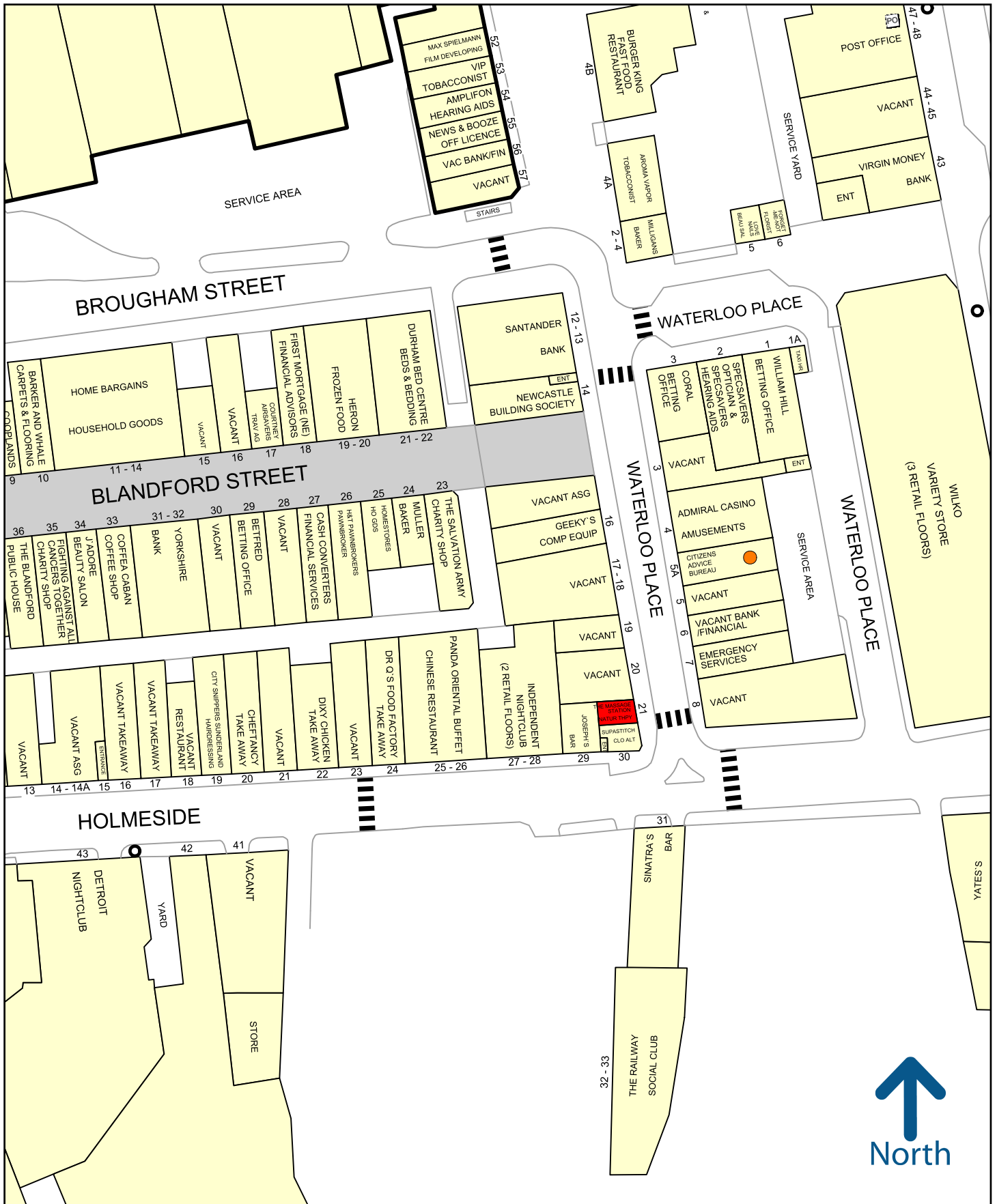
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3879

EPC

Awaiting Information



Experian Goad Plan Created: 05/01/2021
Created By: Lofthouse and Partners

