



To Let

Retail Premises

135 Chester Road
Sunderland
SR4 7HP

- Former bank premises with off street parking
- Prime position within Chester Road
- Immediately opposite Chesters public house
- Arranged over ground, first and second floors
- Totalling 2159 ftFt2 (200.57 m2)
- Nearby occupiers include Spar, Greggs and Subway

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

Location

Chester Road is a busy suburban shopping parade on the outskirts of Sunderland serving a densely populated residential area close to Sunderland Royal Hospital. The property is prominently located in what is arguably the most prime pitch within Chester Road on the corner of Burnaby Street and immediately opposite The Chesters public house and adjacent to Merrills. Nearby occupiers include William Hill, Spar, Greggs, Subway and Ramsdens.

Description

The property comprises former bank arranged over ground, first and second floors.

Accommodation

The property briefly comprises as follows:-

		ft	m	ft2	m2
Ground Floor					
Sales Area	Internal Width	19'4"	5.91		
	Sales Depth	38'8"	11.82		
	Sales Area			866	80.45
Ancillary				397	36.88
First Floor					
Offices etc				549	51.00
Second Floor					
Stores				347	32.24
Externally					
Small yard to rear					

Tenure

A new Lease is available at a commencing annual rental of **£17,500** for a term of years to be agreed (minimum **5** years) on a tenant 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 – **Mario Jaconelli** or **Alexa Reavley**

- mario@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 **£10,500**. 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.

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

C3896

EPC

Energy Rating E