



To Let

Café/Ice Cream Pod

Marine Walk
Roker
Sunderland

- Unique seafront leisure opportunity
- Comprising bespoke beach pod
- Located on Marine Walk
- Suitable for retail of Hot and Cold drinks and Ice Cream
- Immediate access to beach and Roker Park
- Grannie Annies, Love Lily, Downeys, Fausto & Six nearby

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

Location

The pod is one of 3 sited at the Northern end of Marine Walk in the area known locally as Holy Rock Corner, where improvement works have been completed providing a high-quality public realm. Marine Walk benefits from car parking and public toilets as well as providing access to both the beach and historic Roker Park. Neighbouring occupiers included at Marine Walk include Grannie Annes, Downey's Fish and Chips. Love Lily, Six and Fausto amongst others.

Description/Accommodation

As part of the Sea Change bid funding was provided for the design and manufacture of 3 pods which represent the Cannonball rock uniquely found in the Sunderland area. Each pod is constructed from a GRP and steel shell which has been clad with oak strips to form a 3.5m diameter sphere. The pods have an integral chassis enabling them to be mobile structures. Each pod opens up via a drop-down door which forms an entrance platform leading into the internal space. The pods have been custom fitted out for their proposed use. A pod has become available to lease and has been designed for commercial use, in particular the sale of hot drinks, ice cream and confectionary, with custom storage space, worktops and two stable doors which can be used as server counters.

Tenure

A new Lease is available. **Rental offers are invited in excess of £10,400 per annum plus VAT** payable quarterly in advance for a term of 5 years on a Tenant Internal Repairing and Insuring basis. The lease will exclude the provisions of the Landlord and Tenant Act 1954.

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 the rent is subject to VAT.

Rateable Value (RV)

We are advised that the pod has not been assessed by the Valuation Office and therefore Nil business rates are payable.

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.

Services

The pod is capable of being connected to mains water and drainage via a detachable connection if required. Mains water is available in the vicinity of the proposed location and the Council will work with the successful applicant to provide these services to the pod if required. Internally the Pod is plumbed to provide both cold and hot water (via electric water heater) to the wash hand basin and a further cold supply outlet serving the workspace. The internal space is equipped with lighting and mechanical extraction.

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.

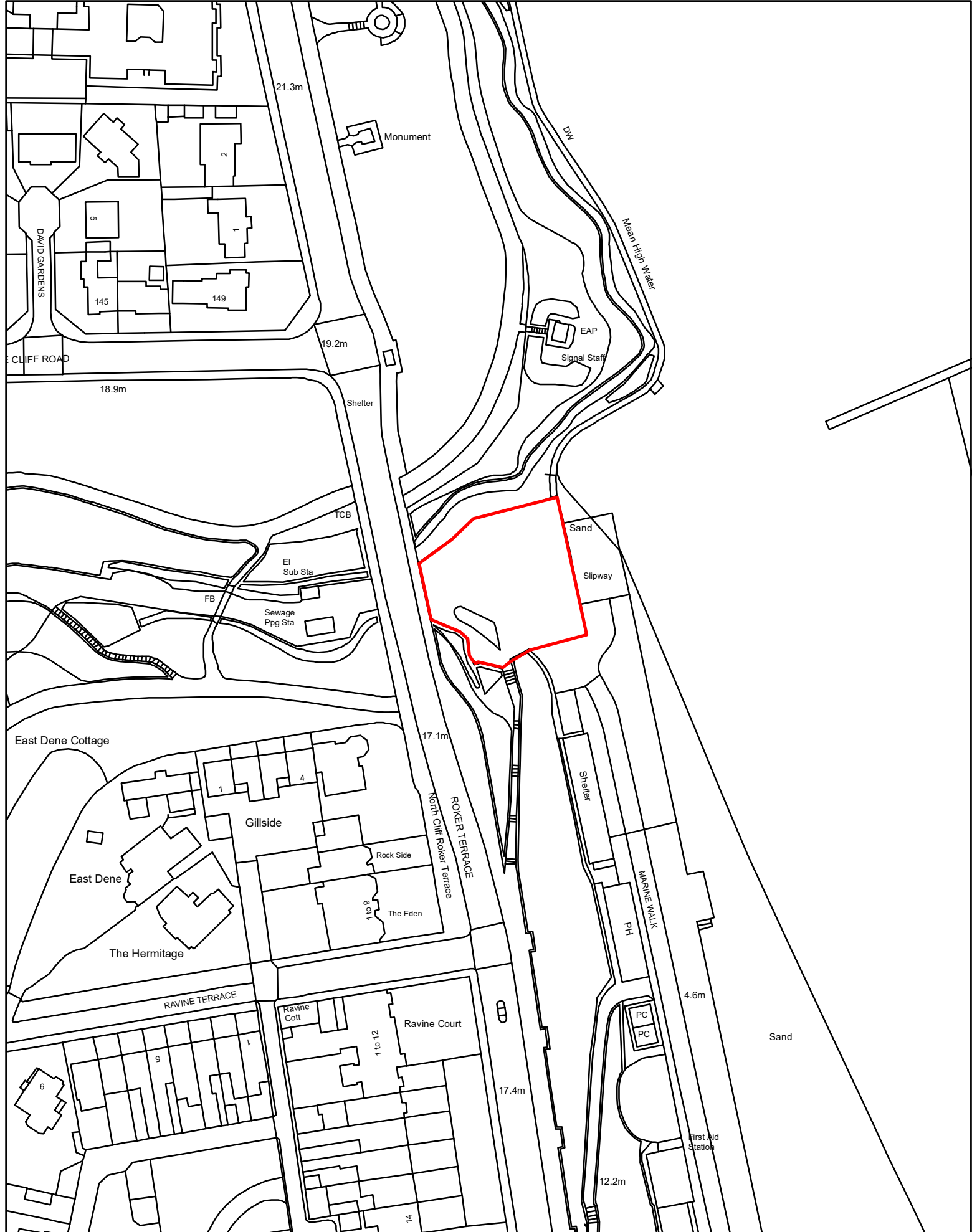
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EPC

N/A





Sunderland City Council
 Civic Centre
 Burdon Road
 Sunderland
 SR2 7DN

Roker Pods

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Date: 21/07/21	
Map Reference:	
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