



# To Let

## Retail Premises

5b Signal House  
Waterloo Place  
Sunderland  
SR1 3HT

- City centre retail premises
- Ground floor sales 1017 ft<sup>2</sup> (94.49 m<sup>2</sup>)
- First floor storage 566 ft<sup>2</sup> (52.58 m<sup>2</sup>)
- Adjacent to Sunderland Railway Station
- Nearby occupiers Specsavers, Coral and Santander
- **Potential qualification for NIL Business RATES\***

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW

Regulated by RICS

### Location

The property is located within the City Centre forming part of a larger modern block where nearby occupiers include William Hill, Specsavers, Coral and Northumbria Police. The premises are within close proximity of Sunderland Railway Station and The Bridges Shopping Centre.

### Description

The premises are very well presented throughout having been previously occupied by Grainger Games comprising ground floor sales shop with storage at first floor level.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>	<b>ft</b>	<b>m</b>	
Sales Area	Internal Width	18'10	5.51
	Sales Depth	57'6	17.55
	Sales Area	1017	94.48
<b>First Floor</b>			
Storage		566	52.58

### Tenure

A new Lease is available at a commencing annual rental of **£12,000 plus VAT** for a term of years to be agreed on an effective FRI basis with service charge provisions.

### 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

The quoting rent is subject to VAT.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£11,750**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

**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

C4003

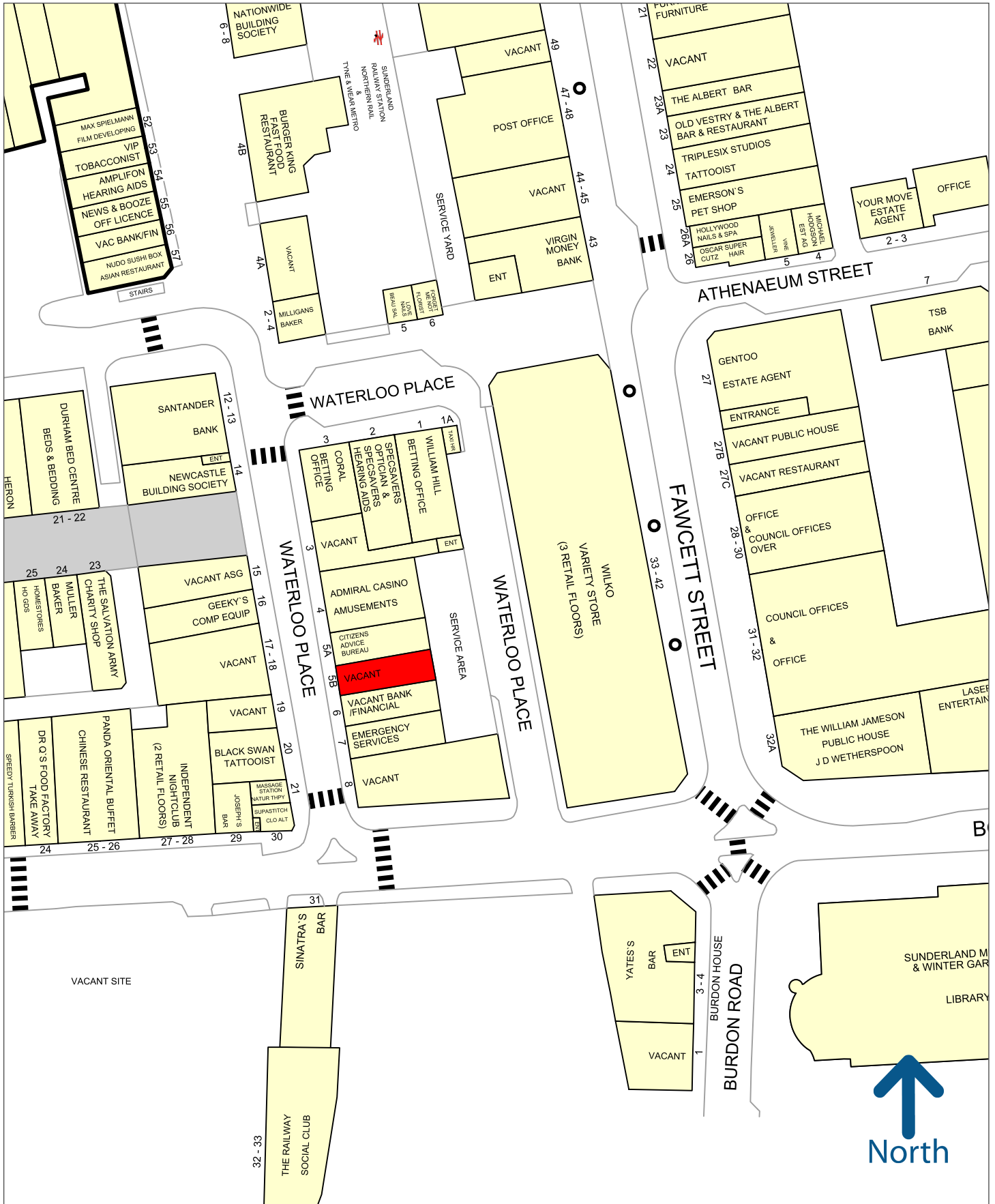
### EPC

Energy Rating C

### Internal







50 metres

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