



To Let

Restaurant Premises

1-2 Burdon Road
Sunderland
SR1 1QB

- City centre restaurant premises
- Immediately opposite Museum and Winter Gardens
- Adj. to Linden Homes proposed 275 home scheme
- Comprising double shop unit
- Totalling 1687 ft² (156.72 m²)
- Ready for immediate occupation

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

Location

The property is located within Sunderland city centre immediately opposite the Museum & Winter Gardens and Mowbray Park and sits adjacent to Yates Bar. The former civic centre site adjacent is currently undergoing redevelopment by Vistry/Linden Homes to create c. 275 residential units over the next 5 years which will increase footfall in this part of the city centre.

More information on the development can be found in the following link:

<https://www.riversidesunderland.com/articles/developer-selected-civic-centre-site>

Description

The property forms part of a larger block of properties within a listed building known as Burdon House. The premises are arranged on ground floor only comprising double retail unit with impressive frontage and small external area to the rear being fully fitted which are therefore ready for immediate occupation.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Restaurant & Premises Totalling	1687	156.72

Tenure

A new Lease is available at a commencing annual rental of **£17,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **5** yearly Rent Reviews. A rental bond may be required subject to status. Equipment fixtures and fittings by separate negotiation.

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

The rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£18,000**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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

C4093

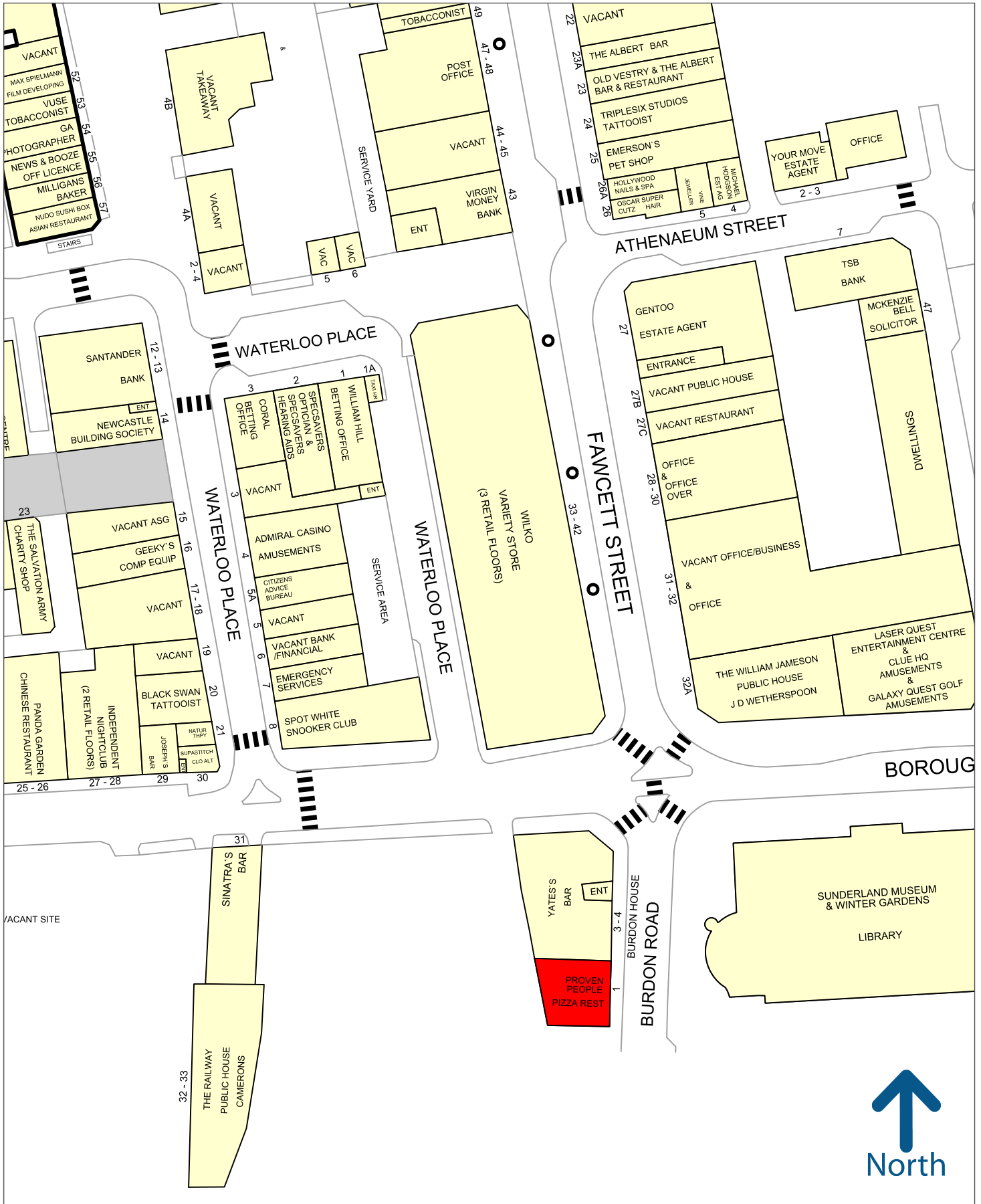
EPC

Energy Rating D



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50 metres

Experian Goad Plan Created: 21/07/2022
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