



To Let

Retail Premises

Corder House
21 Fawcett Street
Sunderland
SR1 1RH

- Historic Landmark Building
- Centrally Situated on Fawcett Street
- Former furniture store with large floor plates
- Ground floor sales 2500ft² (232m²)
- Ancillary 7160ft² (665m²)
- Prominently situated opposite main Post Office

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

Location

The property is centrally located on Fawcett Street which is a secondary retail location within the city centre opposite the Post Office and close to Wilkinson's, Barclays, Lloyds TSB and Sunderland Railway and Metro Station. It is also a busy bus route and student residential area.

Description

The property provides retail accommodation at ground floor level with 3 storeys of storage above and also benefits from a large useable basement.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Net Internal Area	2500	232
First Net Internal Area	2320	215
Second Net Internal Area	1540	143
Third Net Internal Area	1400	134
Basement Net Internal Area	1814	169

Tenure

A new Lease is available at a commencing annual rental of **£20,000** for a term of years to be agreed on an Internal Repairing basis. The Lease will be drawn outside of 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 – **Marc Weaver** or **Alexa Reavley**

- mjw@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 **£37,500**. 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

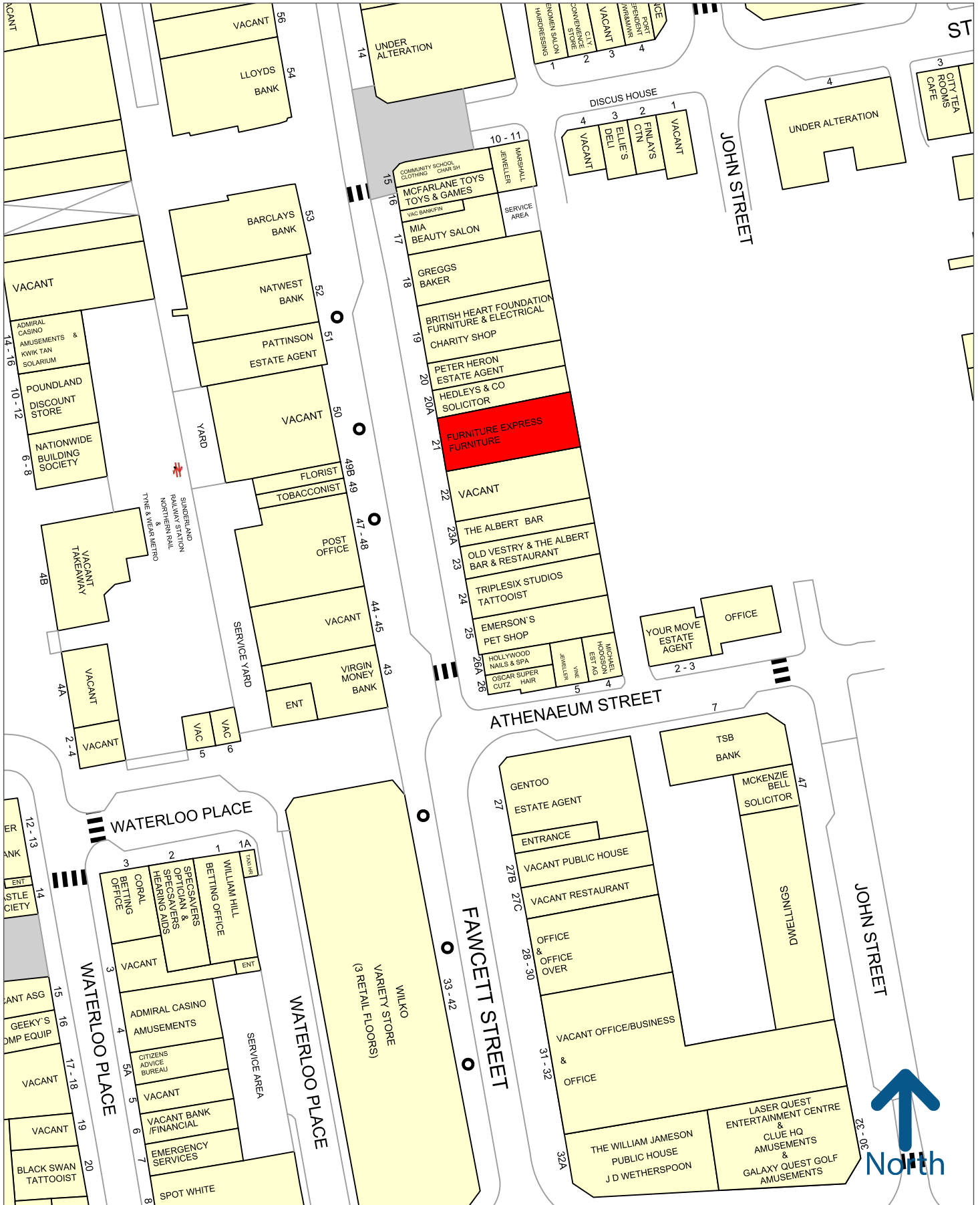
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4089

EPC

Energy Rating D



50 metres

Experian Goad Plan Created: 24/06/2022
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