



To Let

Retail Premises

28a East Cross Street
Sunderland
SR1 1XB

- Compact retail premises
- Ground floor only
- Totalling 239 ft² (22.2 m²)
- Just off High Street West
- Within Sunnyside Regeneration Area
- Suit variety of retail uses **excluding hot food**

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

Location

East Cross Street is located on the fringe of Sunderland city centre just off High Street West within the Sunnyside Area. The property forms part of a larger block of properties and is located close to Sunnyside Leisure and Multi-storey. The Nile Street/Villiers Street areas immediately opposite are earmarked for future development including workspace and residential which will raise the profile and footfall in the part of the city significantly.

Description

The property is arranged over ground floor only comprising compact sales shop with WC to the rear.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor		ft	m
Sales Area	Internal Width	14'3"	4.35
	Sales Depth	16'10"	4.90
	Sales Area	239	22.20
WC			

Tenure

A new Lease is available at a commencing annual rental of **£5,200** for a term of years to be agreed (minimum 3 years) on an FRI basis subject to **3** yearly Rent Reviews. **A rental deposit may be required subject to status.**

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 rateable value is to be re-assessed.

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

C4095

EPC

Energy Rating D