



To Let

Retail Premises

Unit 2 Cassaton House
44 Fawcett Street
Sunderland
SR1 1ST

- City centre retail unit close to Train Station/Metro
- Sales area 1099 ft² (102.10 m²) plus ancillary
- Well-presented throughout with open plan layout
- Prominent position adj. to Post Office and Virgin Money
- Close to Wilkinson's, Greggs, Nat West, and Barclays
- Suit variety of retail and office uses

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

Location

Fawcett Street is a busy secondary trading location within Sunderland city centre. The property benefits from good footfall sitting between Virgin Money and The Post Office and close to several national retailers and main banks including Gregg's, British Heart Foundation, NatWest, Barclays, Lloyds, and Wilkinson's.

Description

The premises are arranged over ground floor only with loading access to the rear and form part of a larger block of properties which includes student accommodation on the upper floors.

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor			
Sales Area	Internal Width	18'7"	5.48
	Sales Depth	52'6"	15.84
	Sales Area	1099	102.10
Kitchen/Store/WC		198	18.39

Tenure

A new Lease is available at a commencing annual rental of **£17,500 plus VAT** for a term of years to be agreed (minimum 3 years) on an effective FRI basis We are advised the service charge costs for the year 2022/2023 are **£1,077.24**. Subject to annual review.

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 subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£19,750**. 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

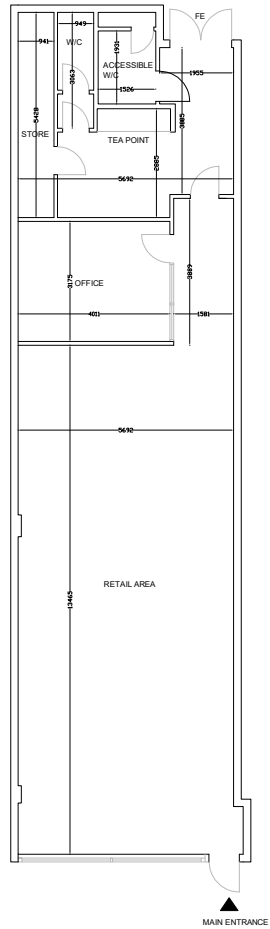
C4015

EPC

Energy Rating C

Internal





EXISTING GROUND FLOOR LAYOUT - SCALE 1:100

REV.	DESCRIPTION	DATE
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ISSUE STATUS:	REV. NO.
INFORMATION	1

DRAWING TITLE:
EXISTING GROUND FLOOR LAYOUT

SCALE @ A4: 1:100	DATE: AUGUST 2021	DRWN BY: LS
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PROJECT:
**UNIT 2 CASSATON HOUSE
 FAWCETT STREET
 SUNDERLAND
 TYNE AND WEAR**

CLIENT:
HALCYON PROPERTY HOLDINGS LIMITED

DRAWING NO.: CH/UNIT 2 REF: 002