



To Let

Retail Premises

Unit 4 The Green
Southwick
Sunderland
SR5 2JE

- Vacant Fish and Chip Shop with A5 consent
- Busy shopping area with large residential catchment
- Ground floor totalling 540 t2 (50.16 m2)
- Nearby occupiers Greggs, Iceland and B&M
- New lease available
- Equipment, Fixtures and Fittings available*

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

Location

The Green is a busy suburban shopping parade, serving densely populated residential area lying approximately 2.5 miles north west of Sunderland city centre. Nearby occupiers include B&M, Heron Foods, Iceland, Greggs, and Ramsdens amongst others.

Description

The property is arranged over ground floor only comprising vacant former fish and chip shop with preparation and storage facilities to the rear. The premises are fully equipped, and the equipment, fixtures and fittings are available to purchase by separate negotiation if required.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR	ft2	m2
Sales Shop	453	42.08
Stores/Prep	87	8.08
EXTERNALLY		
Potato store and yard with roller shutter		

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **3** yearly Rent Reviews. **A rental bond will be required.**

Equipment, Fixtures and Fittings

The equipment fixtures and fittings can be purchased if required for a consideration of **£10,000 (Ten thousand pounds)**

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 **£4,800**. 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.

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

C4116

EPC

Energy Rating C