



To Let

Last Remaining Unit

Unit 1 Salterfen Park
Salterfen Road
Sunderland
SR2 0SE

- New Roadside retail unit 1037 tt2 (96.34 m2)
- Busy main road location
- Immediately adjacent to Greggs
- Occupiers include KFC, Burger King and Starbucks
- Class E planning consent
- **AVAILABLE NOW**

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

Location

Approximately 190,000 people live within a 15-minute drive time of the site which is prominently located at the intersections of the Southern Radial Route (A1018), Salterfen Road and Ryhope Road being 2.4 miles south of Sunderland city centre and 4 miles north of Seaham town centre. The site therefore offers excellent visibility and accessibility.

Description

Salterfen Park is a high-quality roadside retail development which was completed in November 2022 adding to an already established retail offering nearby including Lidl, B&M and MKM Builders Merchants (opposite), Frank's Flooring, Harvester and Toolstation.

The successful scheme was 90% pre-let off plan with the last remaining now available immediately adjacent to Greggs.

Occupiers within the scheme include the **KFC**, **Burger King** and **Starbucks** together with 2 **Instavolt** EV charging stations.

	ft2	m2
Unit 1	Gross Internal Area	
	1037	96.34

Planning

The unit has the benefit of Class E planning consent but **excluding** A5 Hot Food Takeaway.

Tenure

A new Lease is available at a commencing annual rental of **£26,000 plus VAT** for a term of 15 years on an FRI basis with service charge provisions subject to 5 yearly Rent Reviews.

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

Rents etc are subject to VAT.

Rateable Value (RV)

To be assessed.

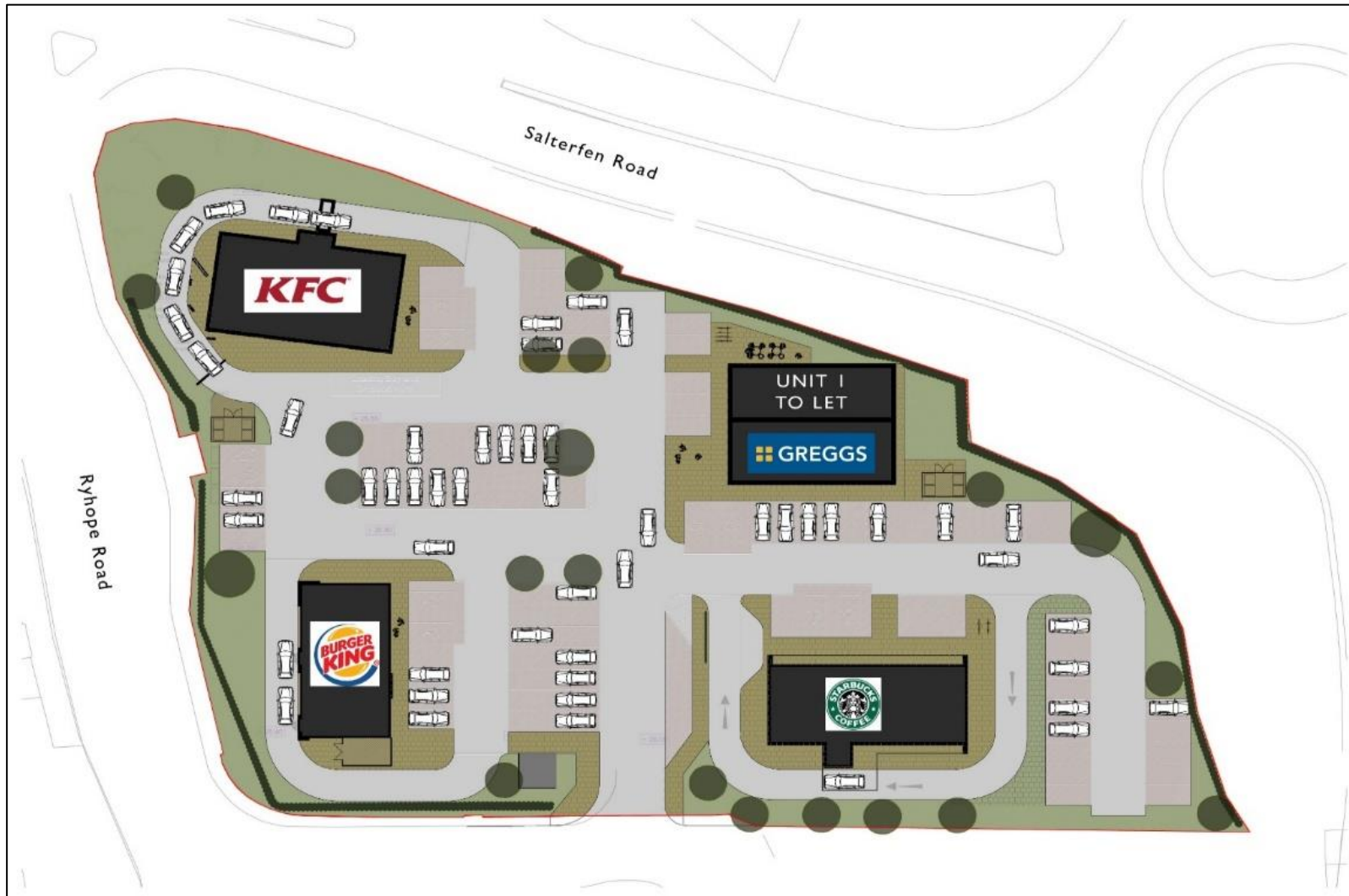
Money Laundering Regulations

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.

Ref 4123 EPC To be assessed post.

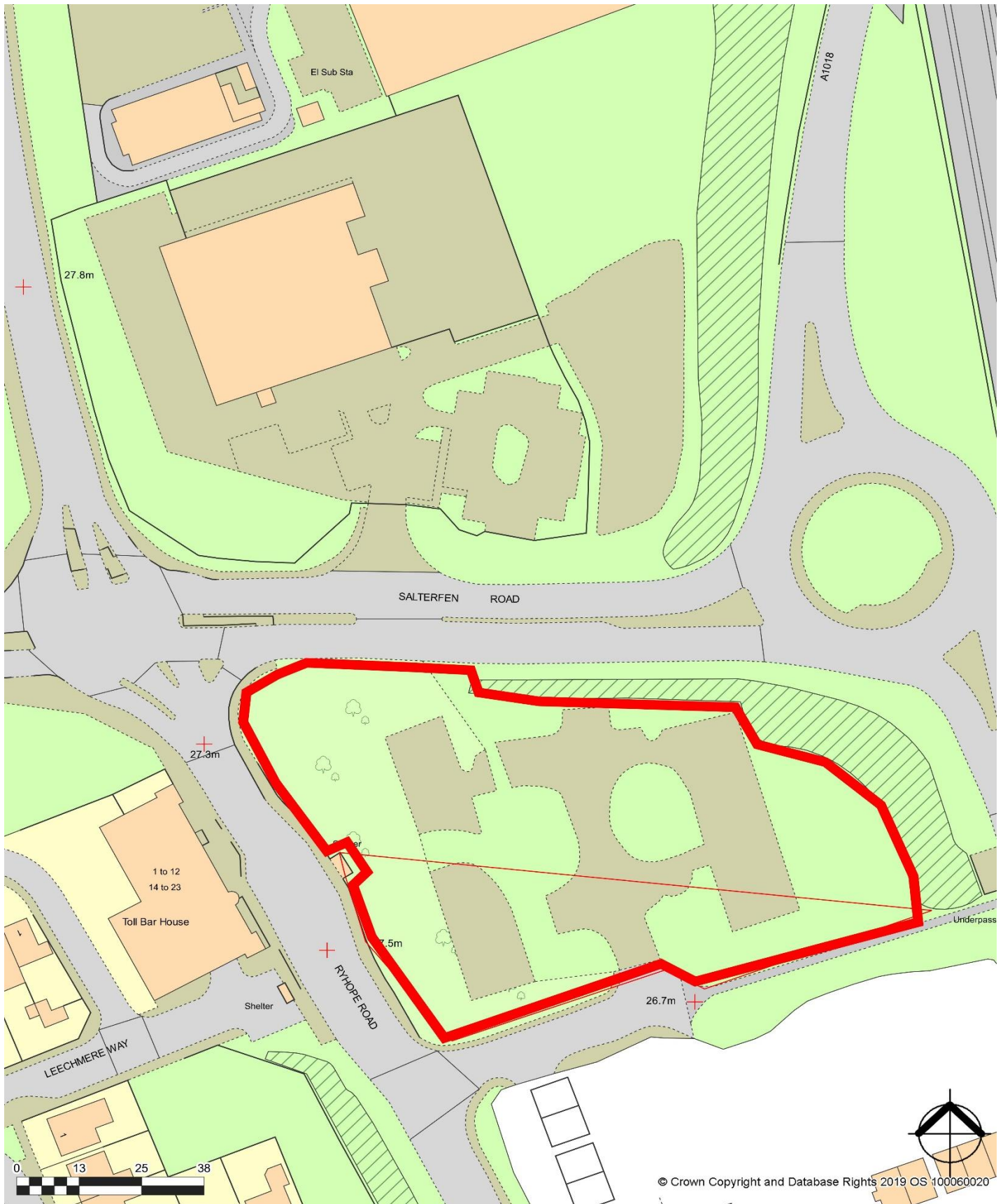
Landlord Requirements

Although all applicants will be considered on their individual merits, the developer's preference is for an occupier of national or strong regional covenant strength.



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 @ Registered office 51 Frederick Street, Sunderland, SR1 1NF.
 LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.