lofthouse and partners

51 Frederick Street
Sunderland SR1 1NF

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To Let

Retail Premises

10/11 Maritime Terrace
Sunderland
SR1 3JT

- Prominent city centre retail unit
- Busy pedestrianised location
- Close to TK Maxx and Deichmann Shoes
- Ground Floor Sales 552 ft2 (51.28 m2)
- First Floor Ancillary 545 ft2 (50.63 m2)
- Incentives available subject to status

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

RICS

Regional coverage from offices in Durham and Sunderland

Retail | Offices | Industrial | Investment | Development | Leisure

Location
Maritime Terrace is a busy pedestrianised city centre retail location linking Blandford Street with Crowtree Road close to the entrance to The Bridges Shopping Centre. The property is shown on the attached Goad Plan for identification purposes.

Description
The property forms part of a larger block of properties and comprises ground floor sales shop together with first floor ancillary accommodation.

Accommodation
The property briefly comprises as follows:-

				ft2	m2
Ground Floor		**ft**	**m**		
Sales Area	Internal Width	16'0"	4.09		
	Sales Depth	36'3"	11.06		
	Sales Area			552	51.28
First Floor					
Stores/Staff				545	50.63

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 **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
Figures quoted exclude VAT where chargeable.

Rateable Value (RV)
The Valuation Office has confirmed the Rateable Value is **£13,500.** The Uniform Business Rate for the Rates Year 2023/2024 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
C4139

EPC
Energy Rating 85/D

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50 metres

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Experian Goad Plan Created: 21/02/2023
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