

Sunderland: 0191 5658844  
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# To Let

## Retail Premises

309 Southwick Road  
Southwick  
Sunderland  
SR5 2AB

- Prominent corner retail unit
- Located in suburban parade
- Ground floor sales **349 ft<sup>2</sup> (32.42 m<sup>2</sup>)**
- First Floor ancillary **331 ft<sup>2</sup> (30.75 m<sup>2</sup>)**
- Nearby occupiers Greggs, B&M & Iceland
- Suitable for retail and office uses

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

### Location

Southwick Road is a suburban shopping parade serving a densely populated residential area to the north of Sunderland. The property is close to The Green which is represented by national retailers including B&M, Coral, Greggs and Iceland.

### Description

The property is arranged over ground and first floors comprising prominent retail unit with ancillary accommodation at first floor level with WC.

### Accommodation

The property briefly comprises as follows:-

		ft	m
<b>Ground Floor</b>			
Sales Area	Internal Width	16'8"	5.08
	Sales Depth	23'1"	7.28
	Sales Area	349	32.42
<b>First Floor</b>			
Stores		331	30.75
WC			

### Tenure

A new Lease is available at a commencing annual rental of **£6,000** for a term of years to be agreed (minimum **3** years) on an effective 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 property is not subject to VAT.

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£4,600**. 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.

**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

C4216

### EPC

Energy Rating 118/E