



To Let

Retail Premises

Ground Floor
31 Bridge Street
Sunderland
SR1 1TQ

- Fully refurbished Retail Premises
- Very well presented and ready to move in to
- Prominently situated in developing area
- Close to new Omniplex Cinema Development
- Other specialist retailers and leisure users close by
- Sales Area 564ft² (52.4m²)
- Incentives Available

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

Location

The property is situated on Bridge Street which is a continuation of Fawcett Street within Sunderland City Centre. The immediate area is in mixed use comprising retail, leisure and offices together with multi occupied residential on upper floors.

Description

Fully refurbished and very well presented ground floor sales accommodation which benefits from a period style timber shop front and door, fully tiled floor and painted plastered walls and ceiling and is literally ready to move in to. There is also additional storage in the basement. Would suit a number of different businesses.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Max Internal Width	18'3	5.57
	Deceasing to	16'7	5.09
	Sales Depth	32'9	10.02
	Sales Area	564	52.40
Basement			
Stores			

Tenure

A new Lease is available at a commencing annual rental of **£18,000** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£8,300**. The Uniform Business Rate for the Rates Year 2024/2025 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

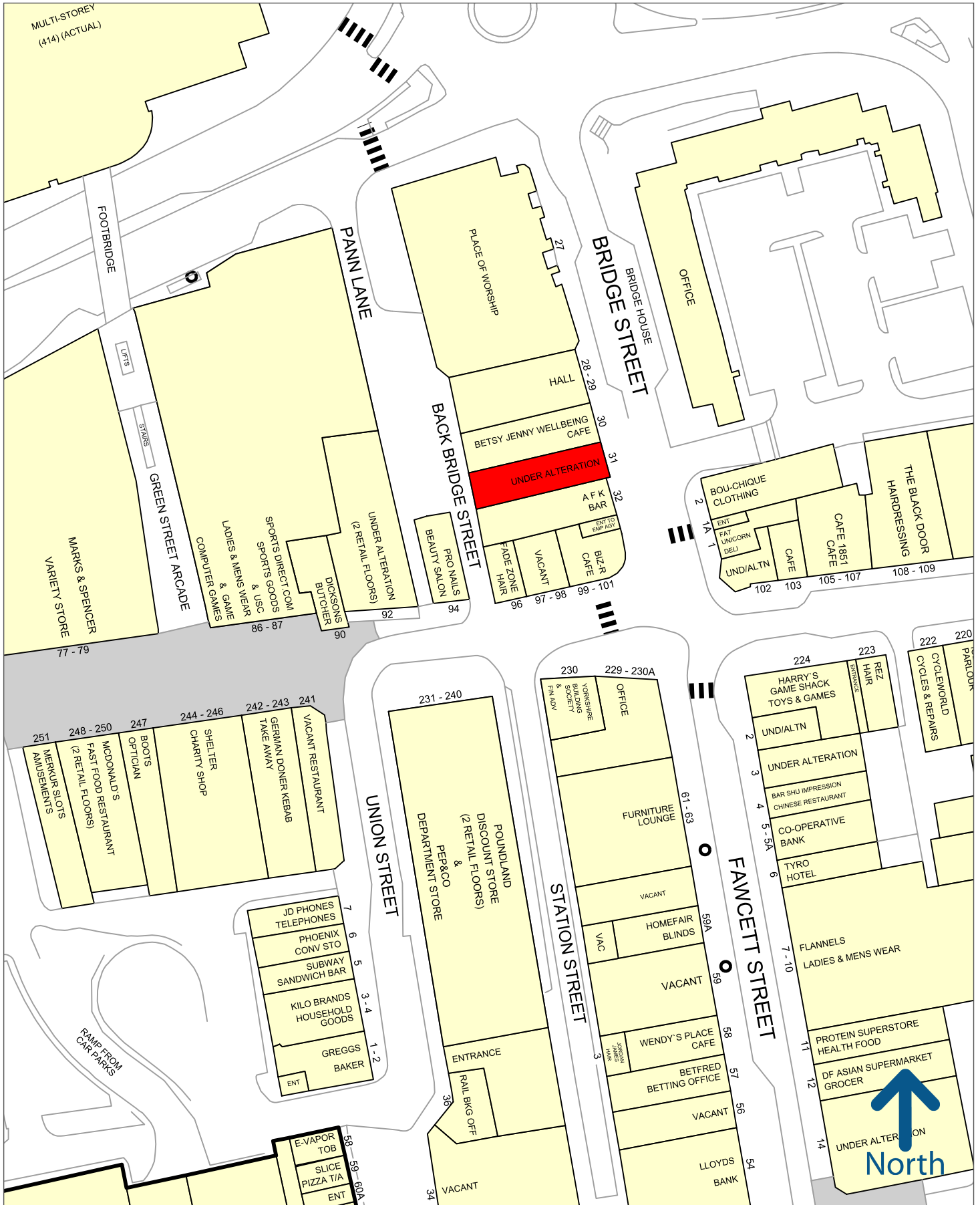
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4249

EPC

Energy Rating 97/D



50 metres

Experian Goad Plan Created: 15/05/2024
Created By: Lofthouse and Partners



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