



To Let

Retail Premises

7- 8 Vine Place
Sunderland
SR1 3NE

- Impressive retail store on 2 trading levels
- High end shop fit throughout
- Close to The Bridges Shopping Centre
- Arranged over 3 floors
- Totalling **4284 ft² (397.98 m²)**
- Suit variety of retail/leisure uses

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

Location

The property is centrally situated on the south side of Vine Place within the city centre on a main bus route through the city on the western fringe of the retail core close to its junction with Holmeside, Crowtree Road and Park Lane adjoining The Bridges Shopping Centre car park. Other nearby occupiers include Ttonic Bar and TK Maxx, Hays Travel and a number of independent retailers, and café bar operators.

Description

The unique property has been occupied by a renowned high end fashion retailer for several years selling major international clothing brands. Accordingly, the property has been the subject of substantial investment and refurbishment both internally and externally offering open plan sales space across 2 levels linked with a glazed feature staircase having ancillary accommodation on the second floor.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales and ancillary	1504	139.72
First Floor		
Showroom	1493	138.70
Second Floor		
Staff/stores	1287	119.56
Total Floor Area	4284	397.98

Tenure

A new Lease is available at a commencing annual rental of **£35,000** for a term of years to be agreed (minimum 5 years) on a Tenant FRI basis subject to 5 yearly Rent Reviews.

VAT

We are advised the property is not elected for VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£28,750**. The Uniform Business Rate for the Rates Year 2024/2025 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

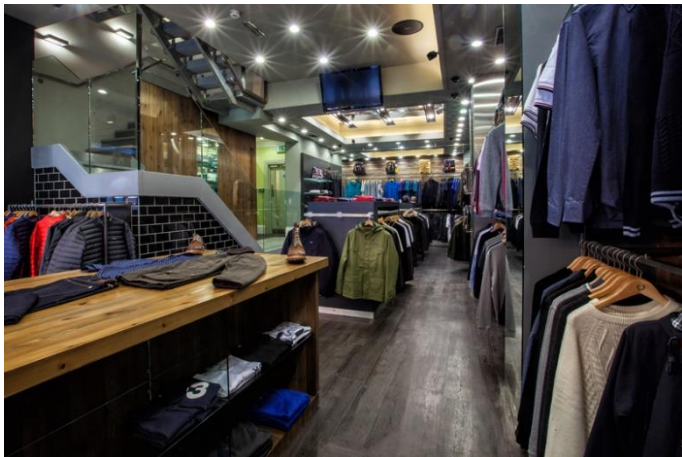
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4251 **EPC** Energy Rating 33/B



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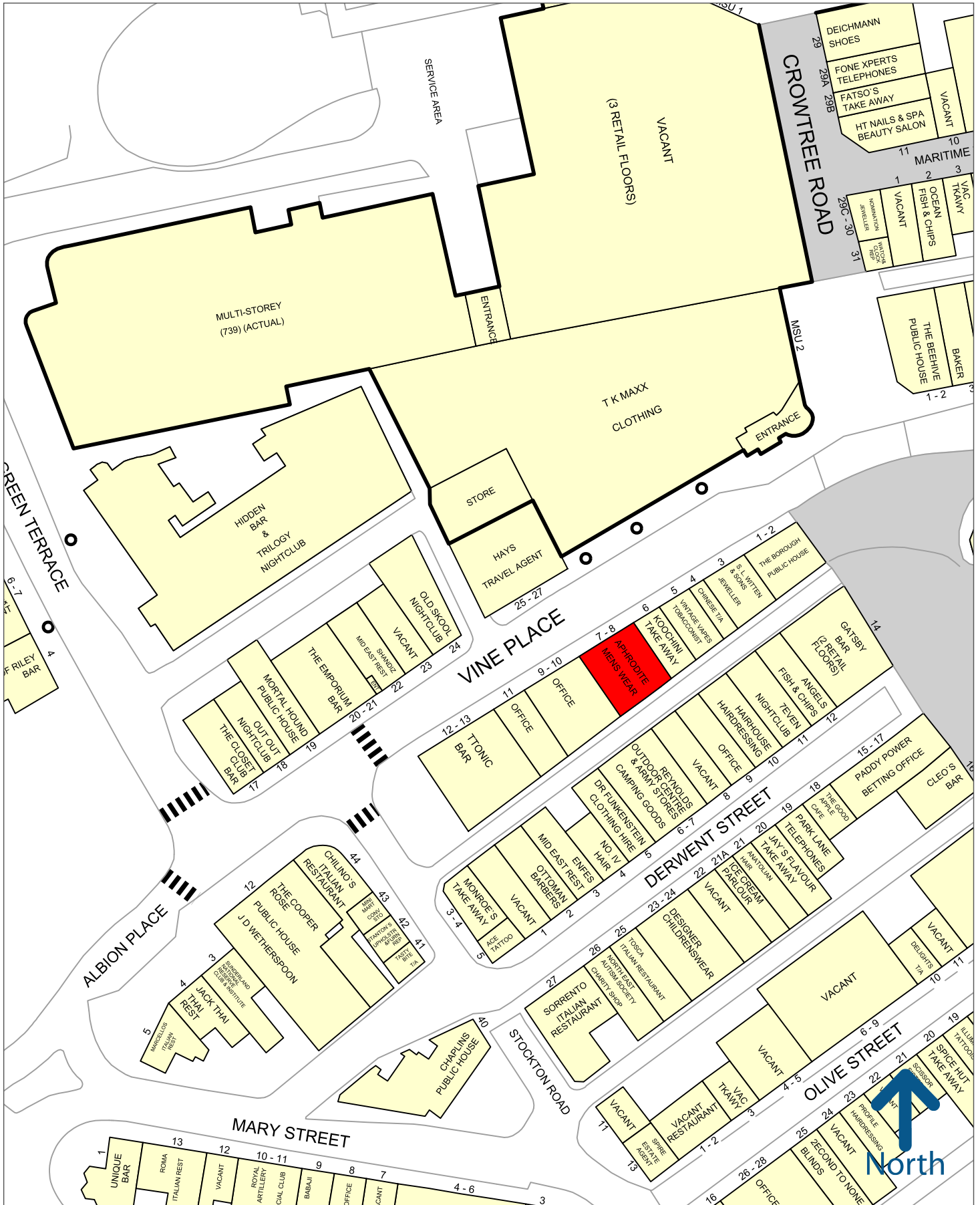
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50 metres

Experian Goad Plan Created: 03/06/2024
Created By: Lofthouse and Partners



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