



To Let

Retail Opportunities within

Sunderland Railway Station

Waterloo Street

Sunderland

SR1 3HP

- Exciting retail opportunities available
- Within **Sunderland Rail and Metro Station**
- Opened **2024** following **£27m** redevelopment
- **Choice of 2 retail kiosks** to Waterloo Street
- Upper concourse **Pop up opportunity available**
- Allocated remote storage
- Suitable for **retail/office/coffee/F&B**

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

Location

Sunderland Station provides a direct rail link to Kings Cross and Newcastle and Metro links to Wearside Tyneside and Newcastle International Airport. The station is located within the heart of Sunderland city centre adjacent to The Bridges shopping centre. The units sit immediately opposite Specsavers, William Hill and Coral with Santander and Newcastle Building Society within close proximity.

Description

The station opened in 2024 after undergoing an extensive £27m redevelopment programme. Following refurbishment, various exciting retail opportunities within the station are available.

Accommodation

Accommodation	ft2	m2
Unit 2	533	49.52
Unit 3 (return frontage)	536	49.79
Station concourse (Pop Up)	TBC	
Allocated remote storage with each unit.		

Rents/Costs

Unit	Costs
2	£10,000 pax plus service charge @ 7.5% plus insurance @ 2%
3	£12,000 pax plus service charge @ 7.5% plus insurance @ 2%
Pop Up unit inside station	£10,000 pax plus service charge @ 7.5% plus insurance @ 2%
Utility costs are sub-metered and invoiced separately to each tenant.	
A rental deposit will be required subject to status.	

Tenure

New standard leases for the development are

available for a minimum term of 3 years excluding the provisions of the Landlord and Tenant Act 1954. Leases will be drawn on an EFRI basis with service charge and insurance provisions.

VAT

All figures quoted are plus 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)

To be assessed.

Money Laundering Regulations

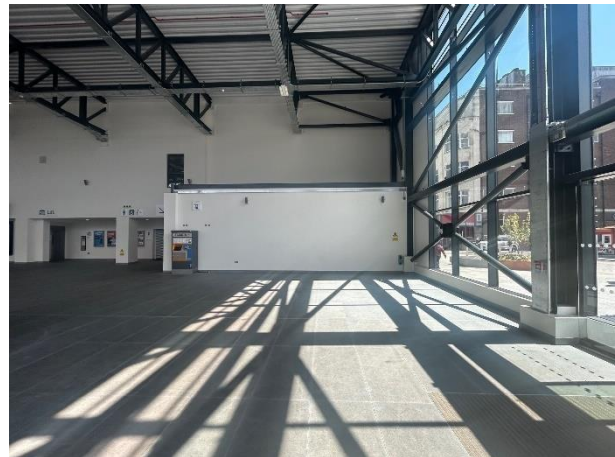
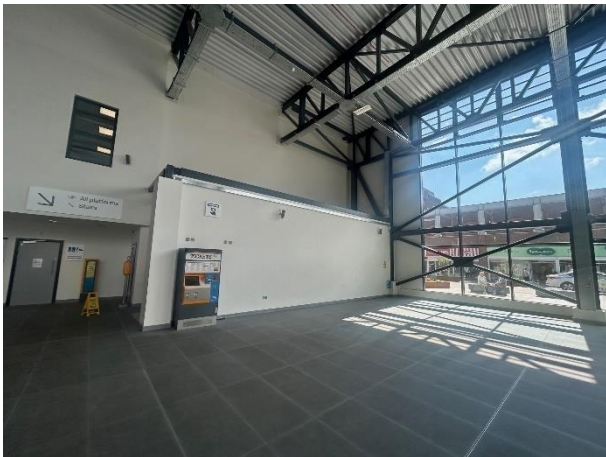
In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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 C4262

EPC Rating TBC



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Final construction drawings and the information they contain are in accordance with the red line mark ups provided by BAM-C and verified through their site assurance process managed by their Principal Contractor role. The accuracy of this information has not been verified by AECOM.

All dimensions are in millimetres unless noted otherwise.

All drawings and electronic data is issued as read only and should be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawings. Please do not scale from the drawings, if in doubt in relation to stated dimensions please seek clarification.

This drawing is to be read in conjunction with all other relevant architectural, civil, structural, mechanical and electrical drawings and their corresponding specifications. Do not separate from the relevant discipline set of drawings and it should never be referred to in isolation.

All work to be carried out in accordance with all relevant Building Standards, Codes of Practice, British Standards and In-country Codes of Practice.

The Main Contractor shall be responsible for the correct setting out of the works on site and be responsible for taking and checking all dimensions relative to all works and prior to any fabrication of materials.

AECOM are to be advised of any variation between drawings and site conditions at the earliest opportunity.

Rev.	Date	Description	Dr/Chk/Apr
Z1	27/10/23	As Built	OF/BH/MM
C2	05/05/23	STORE OMITTED	BH/MM
C1	11/05/22	AFC ISSUE	BH/MM
B3	25/05/22	FORM 3 ISSUE	OF/BH/MM
B2	11/05/22	ISSUE FOR FORM 3	OF/BH/MM
P6	08/04/22	ISSUE FOR CDR	OF/BH/MM
P5	24/03/22	PUBLIC TOILET LAYOUT UPDATED	BH/MM
P4	04/03/22	GENERAL UPDATE	OF/BH/MM
P3	28/02/22	GENERAL UPDATE	BH/MM
P2	11/02/22	ISSUED TO FIRE ENG.	BH/MM
P1	21/01/22	ORIGINAL DRAWING	OF/BH/MM

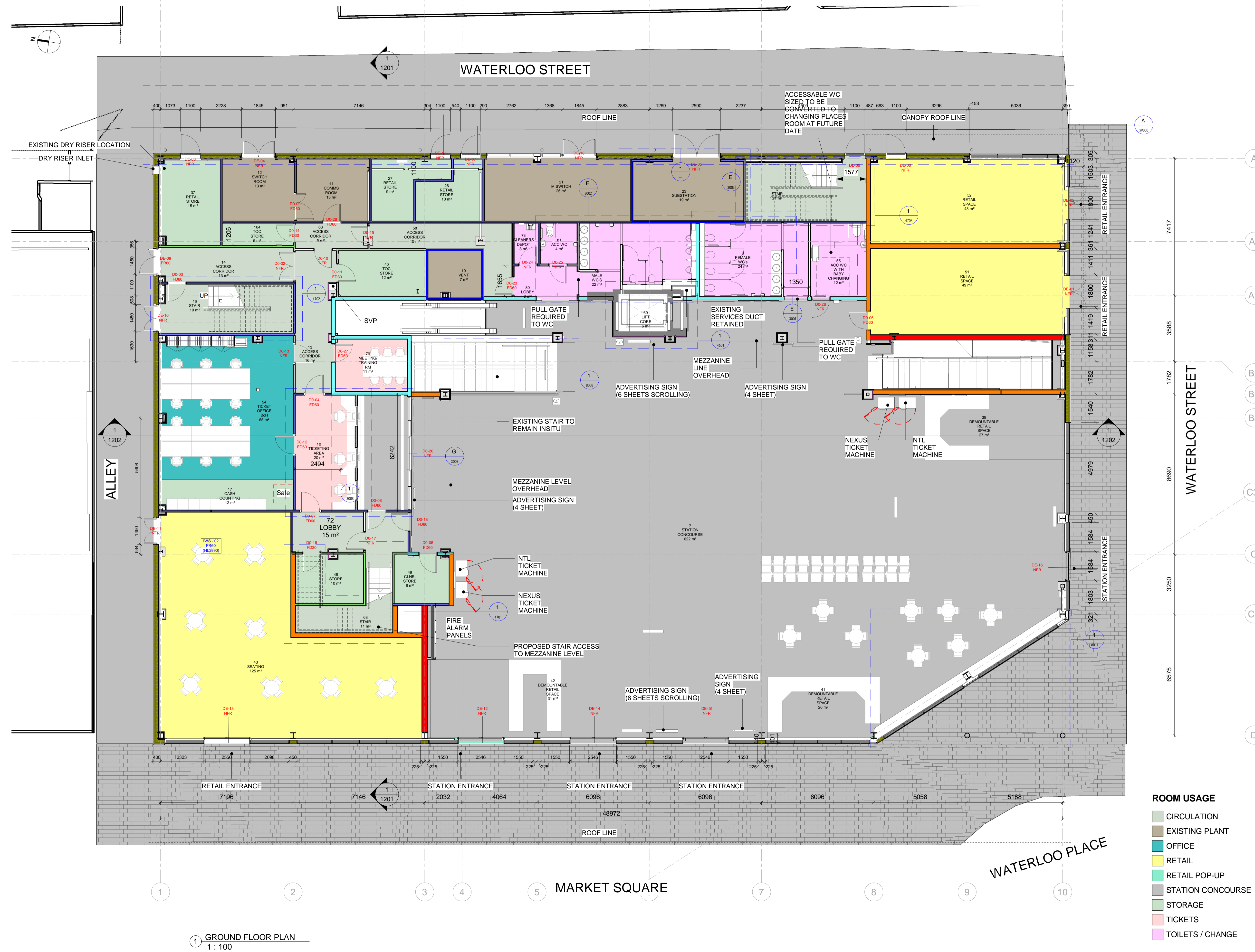
- ROOM USAGE**
- CIRCULATION
 - EXISTING PLANT
 - OFFICE
 - RETAIL
 - RETAIL POP-UP
 - STATION CONCOURSE
 - STORAGE
 - TICKETS
 - TOILETS / CHANGE

A1 - Suitable For Construction

60672814

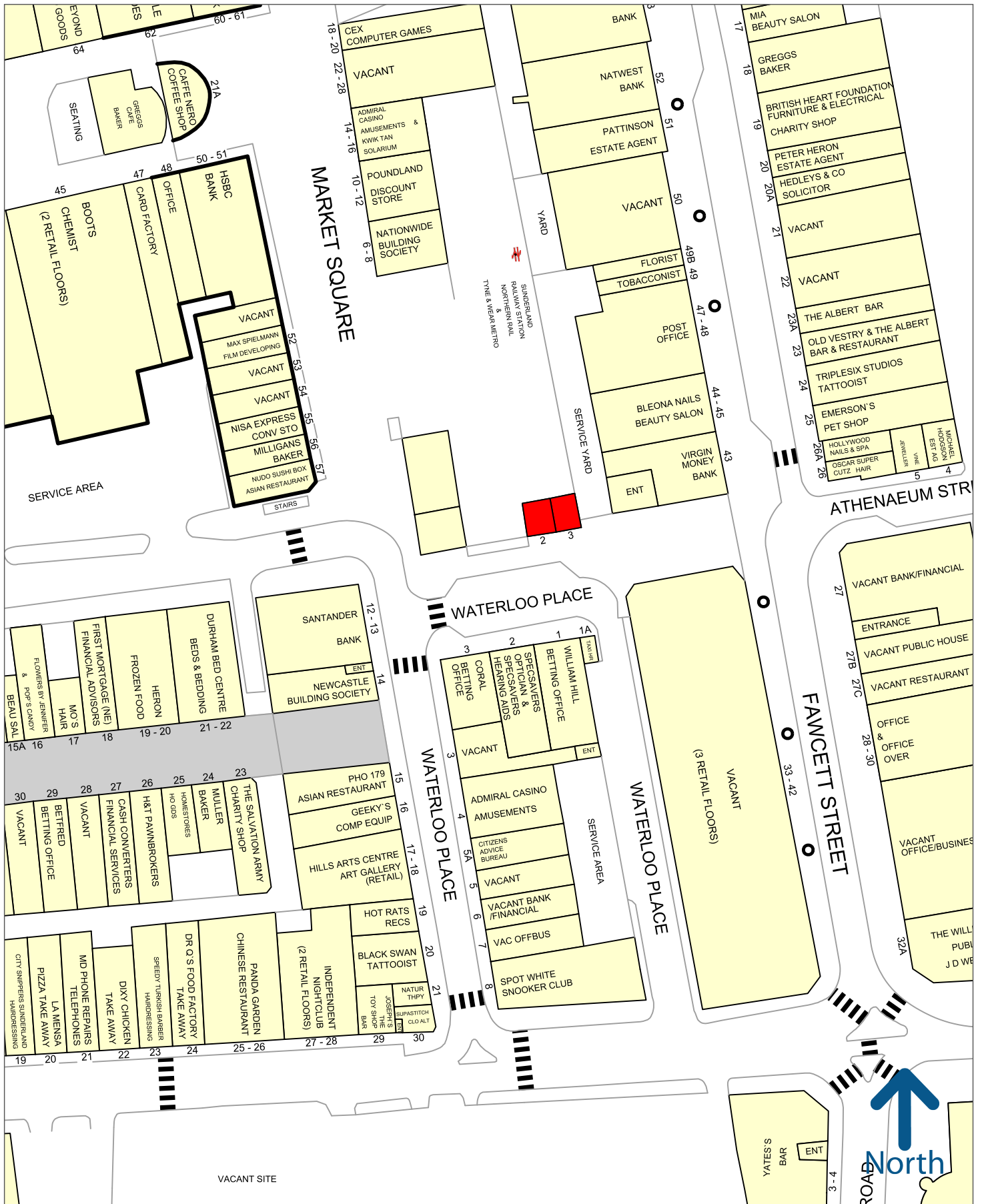
PROPOSED GROUND FLOOR
PLAN

60647708-ACM-XX-00-DR-A-1101



1 GROUND FLOOR PLAN
1 : 100

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50 metres

Experian Goad Plan Created: 22/07/2024
Created By: Lofthouse and Partners



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