



To Let

Food Unit

Lower Ground Floor
20 Frederick Street
Sunderland
SR1 1LT

- Fully fitted commercial kitchen
- Inc. extraction, fryer plate, deep fat fryer, bain marie, fridges, sinks etc
- Formerly used for Mexican Street Food
- Would suit similar use or sandwich shop
- Situated amongst housing and offices
- On Street Parking to front of unit

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

Location

The property is located on Frederick Street in Sunderland City Centre which is considered to be the professional district of the city with many surrounding occupiers including solicitors, estate agents amongst a mix of other retailers, cafes/restaurants and residential accommodation.

Description

Comprises a fully fitted food unit last used for Mexican Street Food benefitting from a commercial stainless extraction hood, deep fat fryers, fryer hot plate, bain marie, fridges and sinks. The kitchen is of a good size and to the front is a serving/potential seating area.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Basement totalling	464	43.11

Tenure

A new Lease is available at a commencing annual rental of **£5,200** for a term of years to be agreed (minimum **3** years) on an effective T.INT 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 **£3,450**. 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.

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

C4269

EPC

Awaiting information