



# To Let

## Retail Premises

255 High Street West  
Sunderland  
SR1 3DH

- Extensive city centre retail premises
- Pedestrianised location
- Arranged over ground and lower ground floors
- Ground floor sales 2884 ft<sup>2</sup> (267.92 m<sup>2</sup>)
- Basement ancillary 2347 ft<sup>2</sup> (218.04 m<sup>2</sup>)
- Close to Primark, McDonalds and Dominos

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

### Location

High Street West is a pedestrianised secondary retail pitch within the city centre and the property is located close to Primark and adjacent to Rymans. Other occupiers of note include Sports Direct, Dominos and McDonalds. The location is shown on the attached Goad Plan.

### Description

The well-presented property is arranged over ground and lower ground floors. The basement has loading from the rear service area and there is a goods lift linking the basement to the ground floor.

### Accommodation

The property briefly comprises as follows:-

Ground Floor		ft	m	ft2	m2
Sales Area	Max Internal Width	34'9	10.63		
	Sales Depth	104'7"	31.91		
	Sales Area			2884	267.92
<b>Basement</b>					
Stores				2347	218.04

### Tenure

A new Lease is available at a commencing annual rental of **£35,000** for a term of years to be agreed on an effective FRI basis subject to 5 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 – **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 **£28,500**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

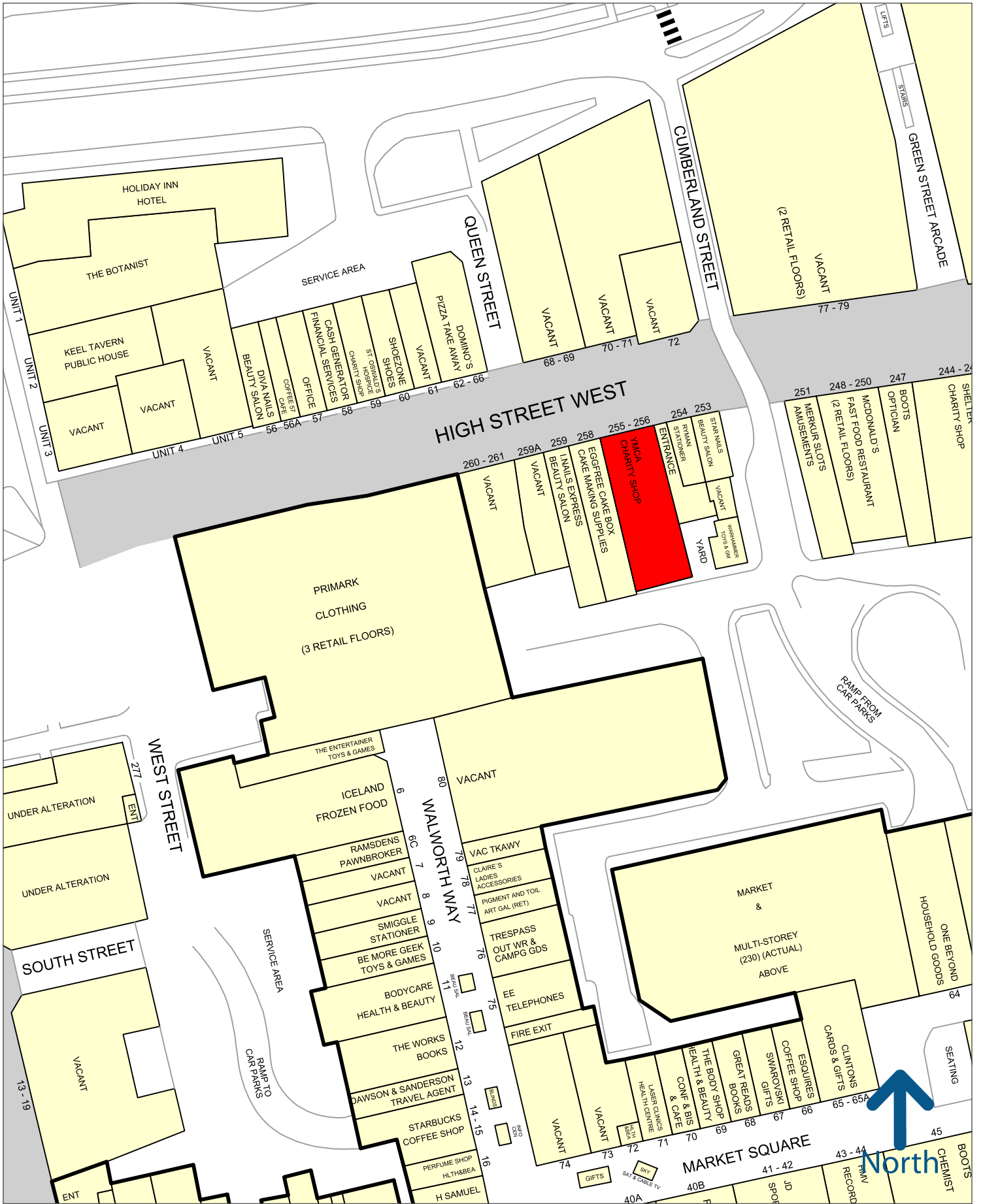
C4293

### EPC

Energy Rating 75/C

### Internal





50 metres

Experian Goad Plan Created: 28/01/2025  
Created By: Lofthouse and Partners