

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail Premises

29 Sea Road
Fulwell
Sunderland
SR6 9BS

- Suburban shop in affluent residential location
- Prominent corner position
- Previously occupied by Greggs
- Ground floor totalling **916 ft² (85.1 m²)**
- First Floor **406 ft² (37.72 m²)**
- Greggs, Coral, Semichem and Hays nearby

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

Location

Sea Road is a popular suburban shopping parade running just off the sea beach and front serving the Fulwell district of Sunderland approximately 2 miles north Sunderland City Centre. The property is prominently located on the corner of Laws Street. Nearby occupiers include Hays Travel and Heron Foods, Coral, Greggs and Semichem.

Description

The property has been occupied by Greggs for a number of years having recently upsized and relocated in Sea Road. The premises are arranged over ground and first floors.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	19'3	5.87		
	Sales Depth	30'5"	9.27		
	Sales Area			537	49.89
Rear Sales				379	35.21
FIRST FLOOR					
Ancillary				406	37.72

Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum **10** years) on a tenant FRI basis subject to 5 yearly Rent Reviews.

VAT

We are advised the property is not subject to 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 **£12,500**. The Uniform Business Rate for the Rates Year 2025/2026 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

C4327

EPC

Energy Rating 67/C



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.