

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 | 9 | | 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

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