



To Let

Retail Premises

Unit 7 Signal House
Waterloo Place
Sunderland
SR1 3HT

- Extensively refurbished retail unit
- Ground floor sales **781 ft² (72.55 m²)** plus ancillary
- First Floor Office/Staff **483 ft² (44.87 m²)**
- Close to Sunderland Station
- Opposite Station Car Park (**194 spaces**)
- Nearby **Specsavers, Coral and Santander**

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

Location

Located within the City Centre forming part of a larger modern block where nearby occupiers include William Hill, Specsavers and Coral. The premises are within close proximity to The Bridges Shopping Centre and the southern entrance to Sunderland Station which was recently the subject of a £30m redevelopment programme. The new Station Car Park is immediacy opposite and benefits from 194 spaces with EV charging.

Description

The property was extensively refurbished in 2025 including new shop front, rewiring, new services and redecoration throughout. There as an accessible WC on the ground floor.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft ²	m ²
Sales Area	Internal Width	18'10"	5.51		
	Sales Depth	43'2"	13.16		
	Sales Area			781	72.55
Ancillary plus WC				171	15.89
FIRST FLOOR					
Office, Kitchen plus WC's				483	44.87
EXTERNALLY					
1 car parking space to rear					

Tenure

A new Lease is available at a commencing annual rental of **£17,500 plus VAT** for a term of years to be agreed on an effective FRI basis with service charge provisions. We are advised the service charge costs for the current year 2025/2026 are £2,047.91 plus VAT subject to annual review.

VAT

The property is VAT elected.

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 **£10,500**. 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.

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 C4329

EPC Energy Rating 66/C



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