



To Let

Retail Premises

223 High Street West
Sunderland
SR1 1TZ

- City centre **lock up shop** unit
- Immediately opposite **Mackies Corner**
- Sales area **838 m2 (77.85 m2)**
- Located within recognised **independent scene**
- Opposite **Fat Unicorn, Crave** and **Ashbrooke Home**
- Nearby **Sweet Petite, The Sofia** and **Kaspa's**

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

Location

Located within the recognised prime retail pitch within Sunderland city centre for independent retailers being immediately opposite the highly successful **Mackie's Corner** which is home to Sunderland's leading independent businesses. Occupiers include **Fat Unicorn, Crave, Bou-Chique, Sweet Petite, Ashbrooke Home** and **The Black Door**. The location is shown on the attached Goad Plan.

Description

The property is arranged over ground floor only having been occupied as a hairdressing salon for a number of years. The premises form part of a larger block which have been the subject of a major capital injection recently including new shop frontages to High Street West.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	16'6"	5.03		
	Increasing to	22'2"	6.76		
	Max Sales Depth	45'8"	13.92		
	Sales Area			838	77.85

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum **5** years) on an effective tenant internal repairing and insuring basis subject to **3** yearly Rent Reviews.

VAT

We are advised the rent 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 **£6,100**. 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 C4341 **EPC** Energy Rating 61/C

