

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Retail Premises

Ground Floor
1-2 John Street
Sunderland
SR1 1DX

- Ground floor premises
- Large double fronted display
- Totalling **1344 ft² (124.86 m²)**
- Jopling House Student accommodation adjacent
- Opposite **Spent Grain** restaurant
- Close to **Nandos**, **Kaspers** and **Mackies Corner**

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

Location

The premises are located on John Street sitting between Darke Cycles and Jopling House student development and opposite the Job Centre. The property is close to the main professional area and also the Sunnyside Leisure development where occupiers include Omniplex Cinema, Sunderland Bowl, Nando's and Grosvenor Casino, Sunnyside multi-storey car park is also attached to the leisure scheme offering 653 spaces.

Description

The premises are arranged over ground floor only with substantial frontage to John Street.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Area	1344	124.86
WC's		

Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews. The property forms part of a larger block of properties and there is a quarterly service charge in respect of external repairs which we are advised is currently **£250 per quarter** subject to periodic review. We further understand that electricity is billed via a sub meter located in the adjacent premises.

VAT

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 **£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

C4336

EPC

Energy Rating 119/E



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