

Sunderland: 0191 5658844
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To Let

Retail Premises

13-14 William Doxford Centre
Doxford Park
Sunderland
SR3 2NE

- Single storey suburban retail unit with **A5 consent**
- Totalling 575 ft² (53.42 m²)
- Popular parade anchored by **Morrisons**
- Occupiers incl. **William Hill, Hays, Gilmoor Vets, Card Factory**
- Close to **Doxford International Business Park**
- Highly visible with **ample parking** facilities

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

Location

Doxford Park Shopping Centre lies approximately 4 miles southwest of Sunderland city centre and 1 mile East of Doxford International Business Park. The scheme has ample onsite parking anchored by Morrisons and occupiers also include Gilmoor Vets and Hays Travel (adjacent), Demnox Pharmacy and more recently Card Factory who have joined the tenant line up. The immediate vicinity has seen large scale executive residential development by both Miller & Story Homes at Potters Hill with further ongoing development at Burdon Rise.

Description

The unit is of single storey construction and is located on the front parade adjacent to Pizza Oven, Card Factory and William Hill. The premises have been occupied as a hot food takeaway for many years and benefit from A5 planning consent although other retail uses will be considered.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	15'4"	4.67		
	Sales Depth	39'9"	12.12		
	Sales Area			575	53.42
WC					

Tenure

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

VAT

The property is subject to VAT.

Service Charge

The property forms part of a larger development and the lease contains service charge provisions in common with the other tenants. **Amount TBC.**

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 **£11,500**. 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 C4348

EPC Rating 57/C