

Sunderland: 0191 5658844
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To Let

Retail Premises

29 Olive Street
Sunderland
SR1 3PE

- **Refurbished** retail premises
- **City centre** location
- Close to **Park Lane Interchange** and **City Campus**
- Totalling **668 ft² (62.06 m²)**
- Close to **Hays Travel** and **Fretta by Ruhe**
- Suit variety of uses

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

Location

Olive Street is situated on the Western fringe of the City Centre close to its junction with Stockton Road. The property sits adjacent to the admin offices of Hays Travel and other nearby occupiers include Fretta by Ruhe, City Campus and Amy Bam hair and beauty.

Description

The property was refurbished in June 2026 comprising well-presented sales area with ancillary accommodation to the rear. The premises are arranged over ground floor only.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	13'5"	4.09		
	Sales Depth	23'2"	7.06		
	Sales Area			305	28.33
Rear Sales Area				129	11.98
Store				154	14.31
WC					

Tenure

A new Lease is available at a commencing annual rental of **£7,800** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to **3** yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable.

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 **£6,600**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2 p. **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

C4361

EPC

We are advised the property forms part of a listed building and is therefore exempt from an EPC assessment.



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