

Sunderland: 0191 5658844
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To Let

Retail Kiosk/Shop

31 Crowtree Road
Sunderland
SR1 3JU

- **Exceptional retail kiosk premises**
- **Fitted to very high standard**
- **High footfall location**
- **Sales area totalling 385 ft² (35.77 m²)**
- **Close to Bridges Shopping Centre**
- **Suit variety of retail uses**

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

Location

Prominently situated in a busy pedestrianised city centre retailing location just outside of the Crowtree Road entrance to The Bridges Shopping Centre which is the prime retail pitch.

Description

The property has been the subject of major capital expenditure in recent years having been occupied by a long established family jewellers and watchmakers. The premises are therefore fitted to a very high standard having a new shop front with electric roller shutters and new WC facilities. Collinson's will remain in the adjacent unit.

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	21'8	6.64		
	Sales Depth	18'7	5.69		
	Sales Area			385	35.77

Tenure

A new Lease is available at a commencing annual rental of **£13,500** 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 **£9,700**. 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

C4371

EPC

Energy Rating 64/C