

Sunderland: 0191 5658844
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To Let

Former Café Premises

18 John Street
Sunderland
SR1 1HT

- Prominent city centre **former café** premises
- With 3 car parking spaces.
- Junction of **John St** and **Athenaeum St**
- **Ground floor** café **plus basement** ancillary
- Totalling **1312 ft² (121.89 m²)** over 2 floors
- May also suit **retail/office** uses

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

Location

The property is prominently located at the junction of John Street and Athenaeum Street adjacent to **B-Greek Restaurant** and directly opposite **TSB** and **Ben Hoare Bell Solicitors**. Nearby occupiers include **Your Move**, **Michael Hodgson Estate Agents**, **Hackett Property** and **Dowen's** together with several other professional occupiers including firms of solicitors etc.

Description

Comprising prominent sales shop with ancillary accommodation to the rear and part lower ground floor. The property has frontage to John Street and extensive return frontage to Athenaeum Street. Ancillary accommodation is provided to the rear and at lower ground floor together with allocated parking to the rear.

Accommodation

The property briefly comprises as follows:-

Ground Floor	ft2	m2
Sales	763	70.88
Staff/Offices	321	29.82
Basement		
Storage and WC's	228	21.18
Externally		
3 allocated parking spaces to rear.		

Tenure

A new Lease is available at a commencing annual rental of **£15,500** for a term of years to be agreed (minimum 10 years) with 5 yearly rent review on an effective FRI basis.

VAT

We are advised the property is not subject to VAT.

Costs

The tenant is to be responsible for the landlords reasonable 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 **£10,750**. 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

C4375

EPC

Energy Rating 61/C