



## City Centre Retail Unit

9,950 ft<sup>2</sup> (924 m<sup>2</sup>)

- Prominent city centre retail unit
- Close to station and Bridges Shopping Centre
- Currently fitted as customer service centre
- Suitable for a variety of uses subject to planning
- Terms upon application

For further information please contact:

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## TO LET

31-32 Fawcett Street, Sunderland, SR1 1RE

### Location

The property is situated on the east side of Fawcett Street in the heart of Sunderland City Centre close to the National Rail and Metro Station and the pedestrianised area around The Bridges Shopping Centre.

Nearby occupiers include JD Wetherspoons, Gentoo, Virgin Money, Post Office, TSB, NatWest and Barclays.

### Description

Large retail unit currently fitted out as a Sunderland Customer Support Centre with a disabled access lift serving ground and basement. The unit is readily adaptable for a range of alternative uses.

### Accommodation

The current floor areas are as follows:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	576	6,200
Basement	348	3,750
<b>Total</b>	<b>924</b>	<b>9,950</b>

### Rent

£112,500 per annum.

### Rates

The current Rateable Value for the ground floor is £51,500 giving rates payable of £26,368.

### Service Charge

There will be a service charge to cover the maintenance of the exterior and common parts. Budget information will be available on request.

### EPC

On application.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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