

TO LET

Ground Floor 7 Mary Street, Sunderland,
SR1 3NH



To Let – Ground Floor retail unit in busy parade

- Self-contained Ground Floor retail unit
- Former Beauty Salon
- Fringe of City Centre
- Immediately adjacent to Park Lane Transport Interchange
- Private parking for 3 vehicles at rear
- Rents: £6,000 per annum

SITUATION

Mary Street is a busy secondary location on the fringe of the City Centre and lies immediately to the west of the Transport Interchange at Park Lane. The Interchange is the gateway into the City and the area comprises numerous bespoke outlets, bars, Sunderland College vocational campus, and a planned new development of 265 homes on the former Sunderland Civic Centre site.

Please refer to the attached site and location plans for more detailed information.

DESCRIPTION

The self-contained ground floor property is located within a parade of terraced retail, leisure, and office units, and is suitable for a variety of uses, subject to planning consent.

Formerly used as a Beauty Salon, the unit comprises a good-sized reception room/sales area, with a rear treatment room. There is a toilet and kitchenette located beyond the treatment room.

There is secure parking within the rear yard area for up to 3 vehicles.

ACCOMMODATION & RENTALS

The units provide the following net internal areas:-

Description	m ²	sq ft
Reception	15.99	172
Treatment room	17.66	190
Kitchenette/stores	3.81	41

SERVICES

The units benefit from all main services.

SERVICE CHARGE

In addition to the rent, a service charge is recoverable from the tenant for the maintenance and repair of the structure of the building and any common parts.

RATEABLE VALUE

The rateable value in respect of the accommodation is currently £2,950.

We advise that interested parties should contact the Business Rates Department at Sunderland City Council to satisfy themselves in respect of the amount of rates payable.

ENERGY PERFORMANCE

The units have the following Energy Performance rating of D89.

LEASE TERMS

The units are offered to let by way of a new lease for a term of years to be agreed at the rents listed above which are quoted exclusive of rates and VAT.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.



Particulars: June 2022

Image: June 2022

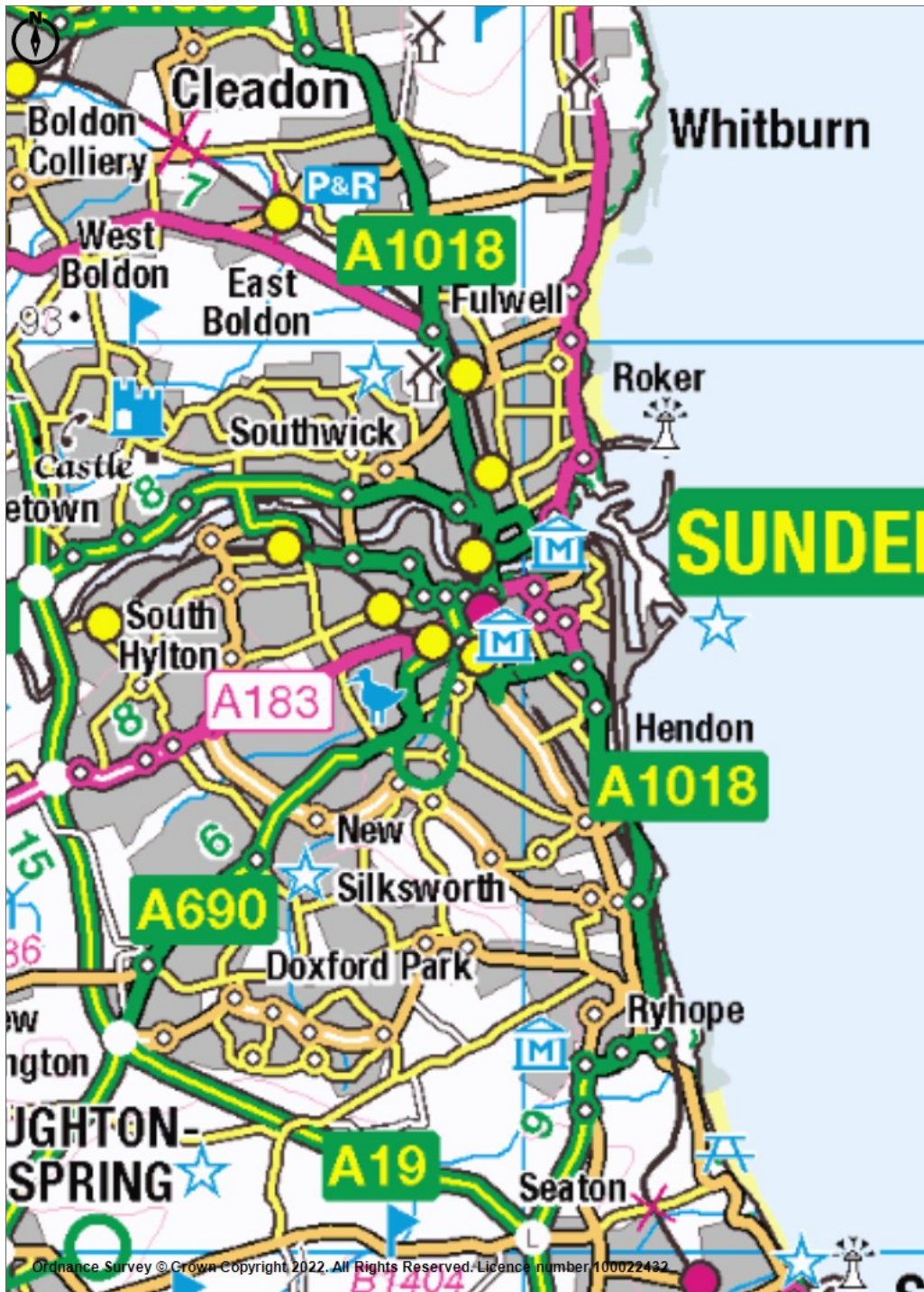
For further details please contact:



JAMES FLETCHER
07468 724 174
James.fletcher@knightfrank.com

Subject to Contract

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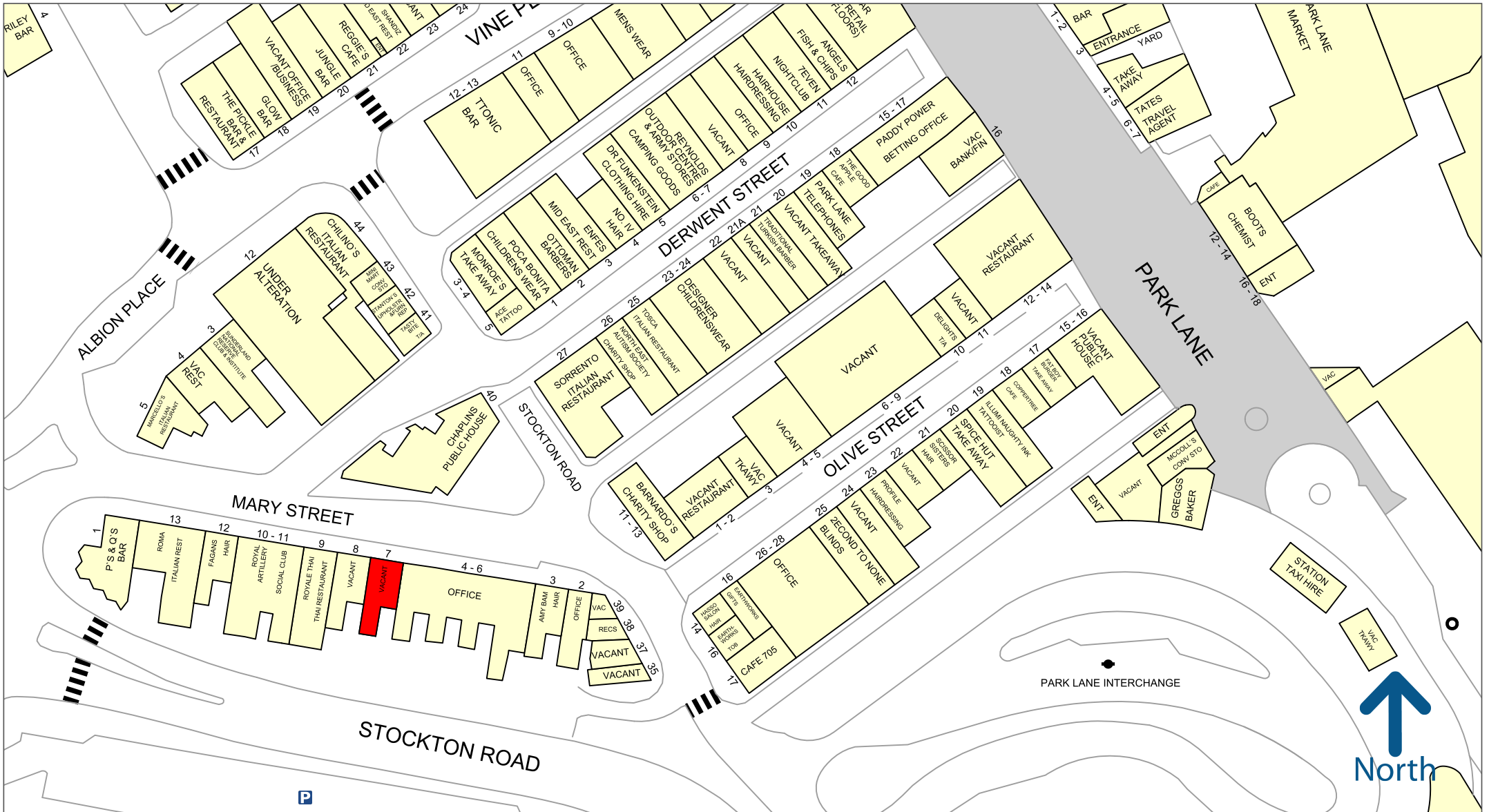
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● LANDMARK INFORMATION

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Plotted Scale - 1:75000. Paper Size - A4



50 metres

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Experian Goad Plan Created: 14/06/2022

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