

To Let



# LANDMARK

33-42 Fawcett St, Sunderland SR1 1RU









# Location

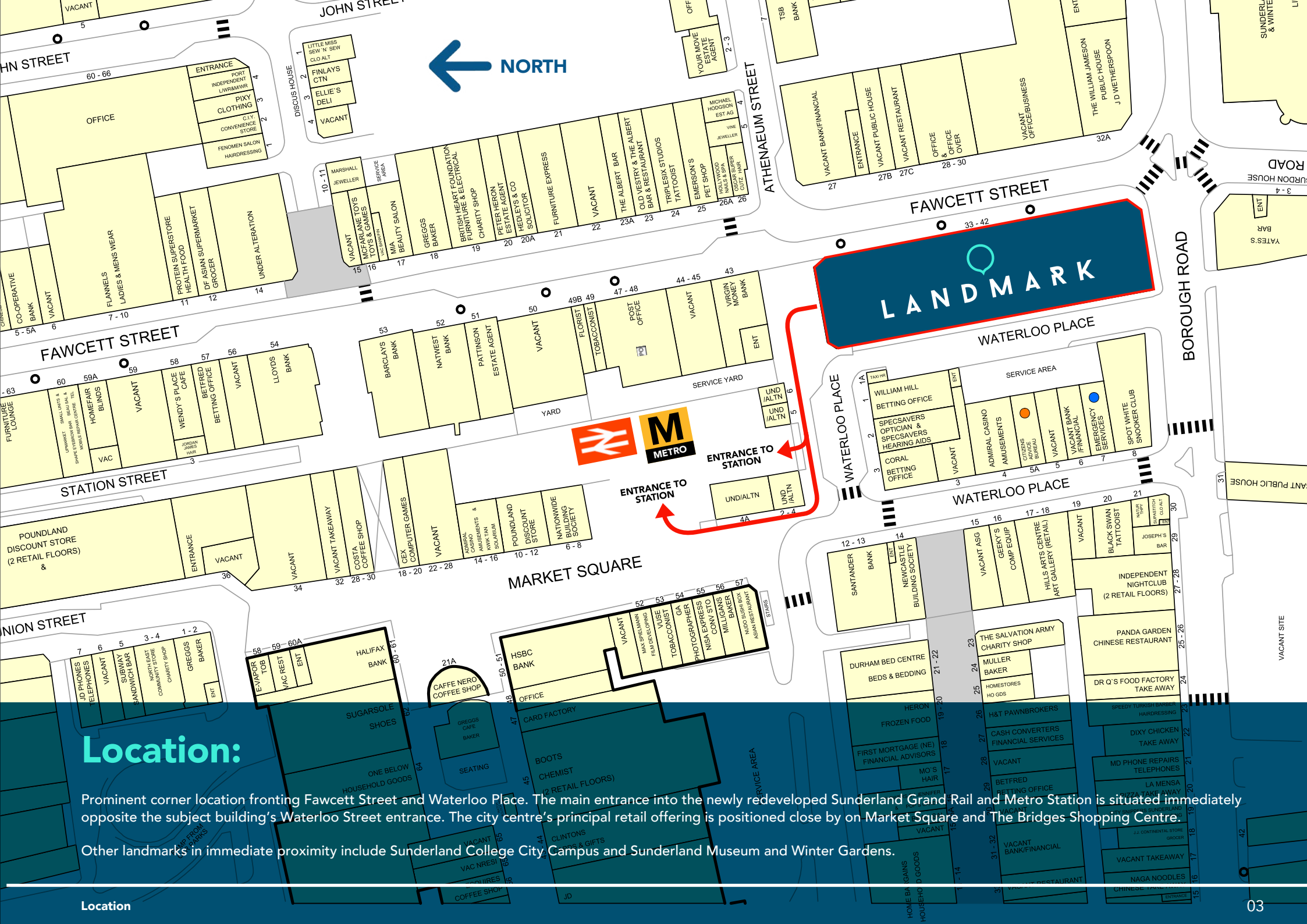
The subject building is situated adjacent to:-

-   
 The newly redeveloped Sunderland Grand Rail and Metro Station
-   
 Sunderland College City Campus
-   
 Sunniside, a private and student residential area
-   
 The Bridges, the city's principal shopping centre

Sunderland is a city benefitting from a substantial regeneration programme let by the City Council, including Riverside Sunderland – a new urban quarter that extends over 33 hectares on the former Vaux Brewery site, to Sheepfolds on the north side of the river. New major landmark buildings City Hall and The Beam provide together over 220,000sqft of office accommodation, and have attracted occupiers including the City Council and Ocado. Hays Travel headquarters is also located close by.

The £48m Eye Hospital is under construction, with 1,000 new homes to buy and rent in four riverside neighbourhoods, together with 1 million sqft of new workspace to follow. The existing University of Sunderland has approx. 27,000 students and growing, creating a current under-supply of student accommodation. Further information on the city's regeneration plans can be found at [www.sunderland.gov.uk/regeneration](http://www.sunderland.gov.uk/regeneration)





## Location:

Prominent corner location fronting Fawcett Street and Waterloo Place. The main entrance into the newly redeveloped Sunderland Grand Rail and Metro Station is situated immediately opposite the subject building's Waterloo Street entrance. The city centre's principal retail offering is positioned close by on Market Square and The Bridges Shopping Centre. Other landmarks in immediate proximity include Sunderland College City Campus and Sunderland Museum and Winter Gardens.

# Accommodation:

The premises comprise an imposing detached former department store, arranged over 6 floors extending to approx 10,020 sq m (107,862 sq ft), with sales accommodation on 4 floors and escalator access to all sales floors, together with two passenger lifts and two goods lifts all in situ.

The building benefits from natural daylight across all 4 elevations, meaning potential alternative uses to retail can be considered, especially on the upper floors, subject to planning and any relevant other consents.

# Demise:

Description	Area (sq m)	Area (sq ft)
Fourth Floor Storage	1,332	14,338
Third Floor Retail	1,467.3	15,794
Second Floor Retail	1,650.1	17,762
First Floor Retail	1,897.2	20,422
Ground Floor Retail	1,827.5	19,671
Basement Storage	1,846.4	19,875
<b>Total</b>	<b>10,020.5</b>	<b>107,862</b>

# Elevations

East



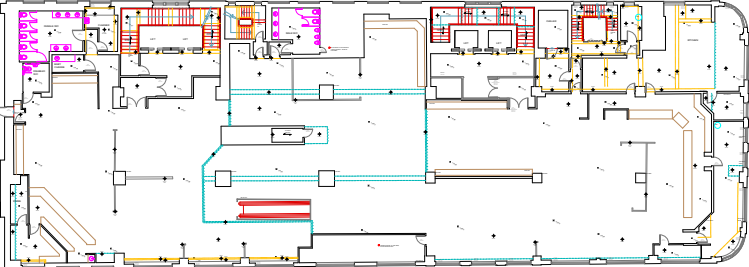
West



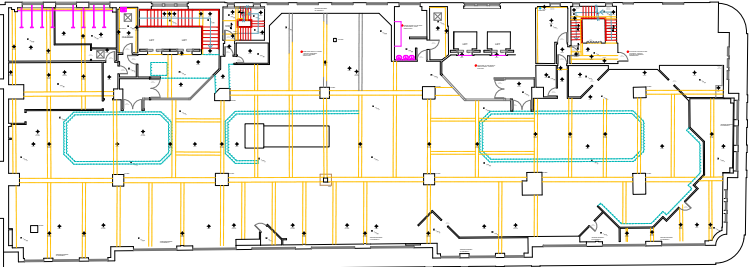
# Floor Plans



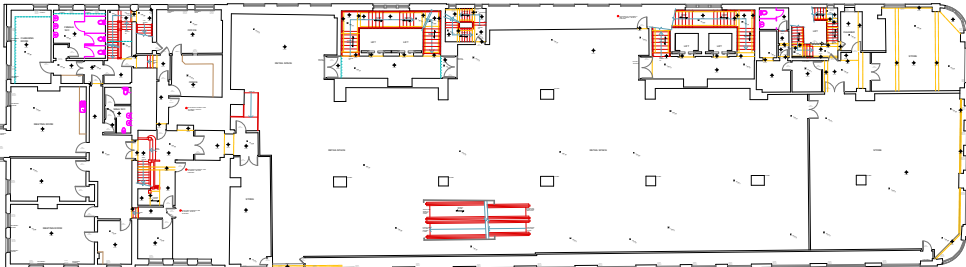
Third Floor



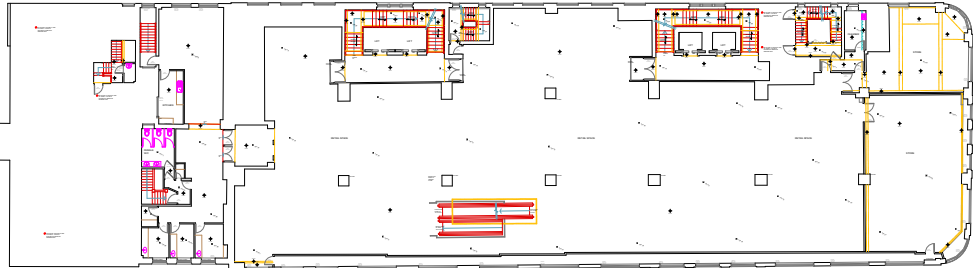
Fourth Floor



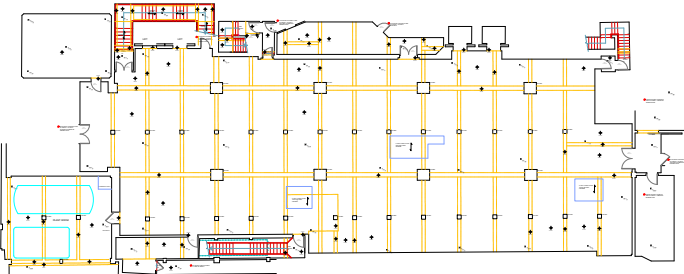
First Floor



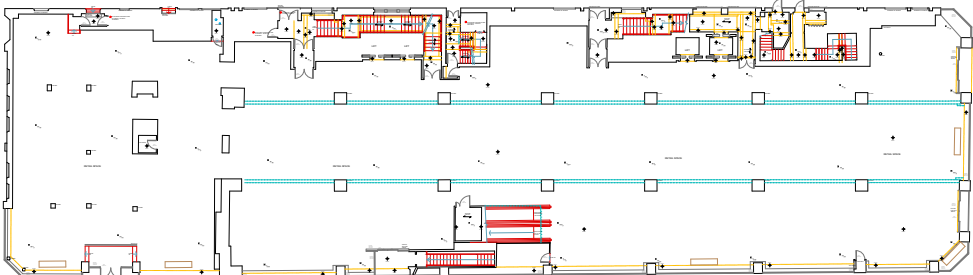
Second Floor



Basement



Ground Floor



The accommodation is available to let over the whole to one single operator, or consideration will be given to smaller requirements on a floor by floor basis for example. The premises have previously been used as a retail department store and has Class E retail planning use consent. Given the size and location of the building, a variety of uses may be suitable to reinvigorate the space including the following suggestions, subject to planning consents where applicable.



**Retail**



**Leisure**



**Student  
Accommodation**



**Hotel**



**Serviced  
Apartments**





**Rent:**

Upon application

**Tenure:**

Subject to formal vacant possession, a new lease is available for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £230,000. For further details visit Gov.uk or contact the business rates department at the local authority.

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

March 2024

Subject to Contract Without Prejudice



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