



Sanderson
Weatherall

PRIME RETAIL UNIT TO LET



32A Market Square, Sunderland, Tyne & Wear SR1 3BT

sw.co.uk



Asking Rent £65,000 per annum

Prime City Centre opportunity

Excellent / consistent footfall levels

Close proximity to Metro Station & Bridges Shopping Centre

Effective Full Repairing & Insuring terms

Subject to Contract

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Location

The city of Sunderland is situated on the North East Coast and is one of the major centres within the North East region, it is situated 12 miles south east of Newcastle upon Tyne and 25 miles north of Middlesbrough. The city is well located for transport links with the A19 running north/south and linking the city with Newcastle to the north and Teesside and York to the south. The city is also linked to the A1 via the A1231 and A690 and benefits from excellent rail links both locally and nationally and has a number of stations within the Tyne & Wear Metro system linking to Newcastle International Airport.

The property is situated in the heart of Sunderland's retail core fronting directly onto Market Square/Union Street, the main link between adjoining Bridges Shopping Centre and High Street West. The property is also in close proximity to the Sunderland Metro and rail station and the city centre car park benefitting from consistent footfall levels throughout the day. Nearby occupiers include KFC, Greggs, Subway, Burger King, Sports Direct and Poundland along with numerous other national and local retailers.

Description

The subject property offers a spacious open plan retail unit formerly occupied by Bon Marché and benefitting from good levels of natural light internally via 20 metre glazed shop frontage and a 3-phase electricity supply. The main entrance at ground floor provides a sloped access compliant with DDA regulations and internally the sales area incorporates suspended ceiling with recessed lighting and air-conditioning throughout. The first floor provides ancillary storage, kitchen and WC facilities. Delivery access is provided to the rear of the property via Station Street which also accommodates bin refuse storage. Dependent upon occupier requirements the property could potentially be carved to create two or three separate units however it is preferable for one operator to acquire the property as a whole.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Retail Zone A	128.30	1,381
Retail Zone B	116.30	1,252
Retail Zone C	104.30	1,123
Remaining Retail Zone	142.90	1,538
First Floor Storage	101.00	1,087
Total	592.80	6,381
ITZA	235.44	2,534



VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Costs

Subject to agreement type. Standard tenancies; tenant to contribute £395 + VAT towards the documentation and administration. Enhanced tenancies; £795 + VAT. Plus £350 + VAT for standard Licence to Alter if required.

Business Rates

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value £107,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Sunderland City Council.

Energy Performance Certificate

An EPC has been commissioned and will be available upon request in due course.

Permitted Use

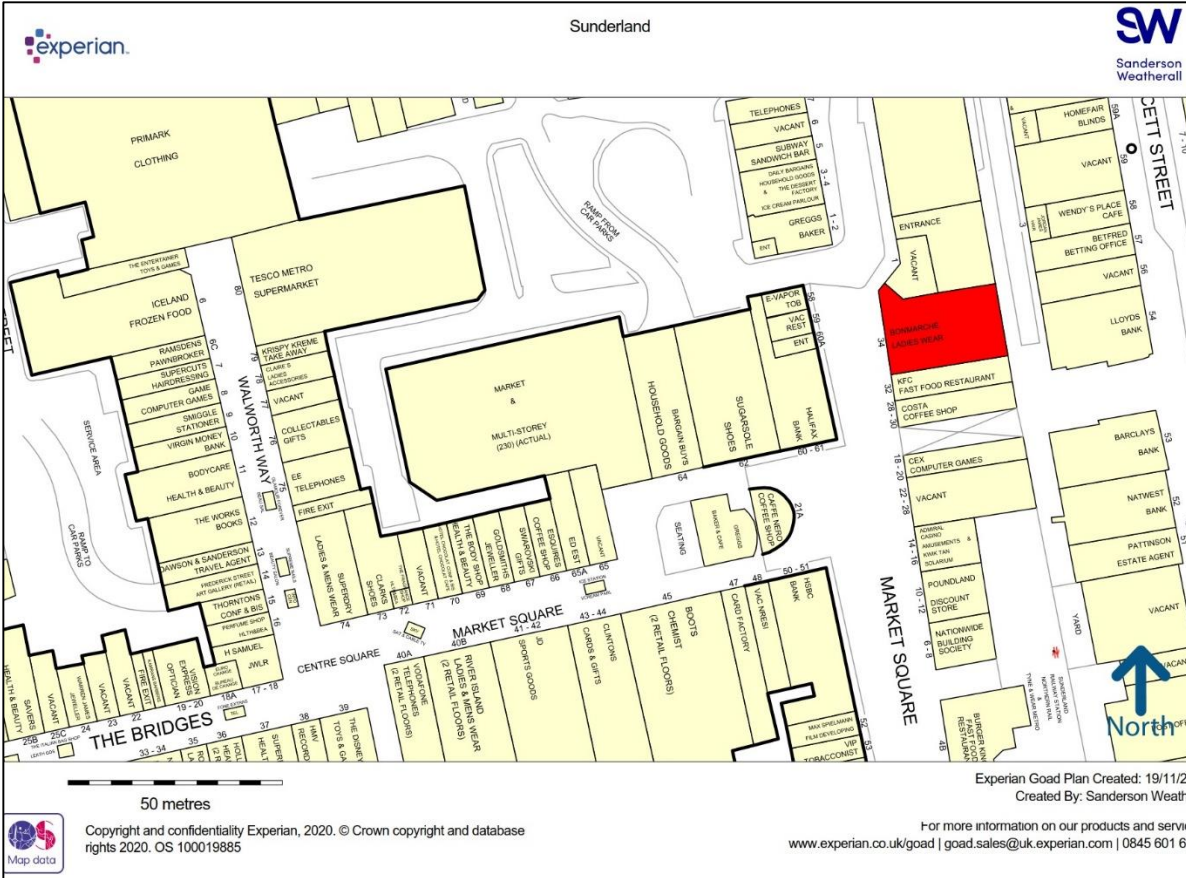
The property has consent for any use within Use Class A1 (E) of the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be considered subject to obtaining the necessary planning consent.

Services

We understand that water and electrical services are connected to the property however any interested party should make their own investigations with regard to this matter.

Asking Rent / Lease Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £65,000 per annum, subject to contract.



Strictly by prior appointment with the agents:

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