

Retail Unit TO LET

High Street West, Sunderland City
Centre, Tyne & Wear, SR1 3DH

- Prime High Street West location at the entrance to The Bridges Shopping Centre
- Adjacent the Keel Square development
- Total size of 298.2m² (3,210ft²)
- 3 Phase electrics
- EPC Rating B
- Available By Way of New Lease Terms

Price on Application

BradleyHall



LOCATION

The subject property is located within the city of Sunderland in the north east of England. Sunderland is a port city situated at the mouth of the River Wear in the metropolitan county of Tyne and Wear.

The property itself is located on High Street West in Sunderland city centre. High Street West is one of the main retail parades within the city centre where there are several large and major developments nearby, including the iconic Riverside Development, Mackie's Corner and a highly anticipated selection of bars beneath the recently constructed Holiday Inn Hotel.

DESCRIPTION

Two storey mid terraced retail unit of traditional construction, consisting of retail space on the ground floor with ancillary storage to the first floor.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

| | | |
|--------------|----------------------------|-----------------------------|
| Ground Floor | 216.3 m ² | 2,328 ft ² |
| First Floor | 81.9 m ² | 882 ft ² |
| Total | 298.2 m² | 3,210 ft² |

EPC RATING

B - 33

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £32,000 and the estimated rates payable for the current year is £15,968. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Car parking
Situated on site

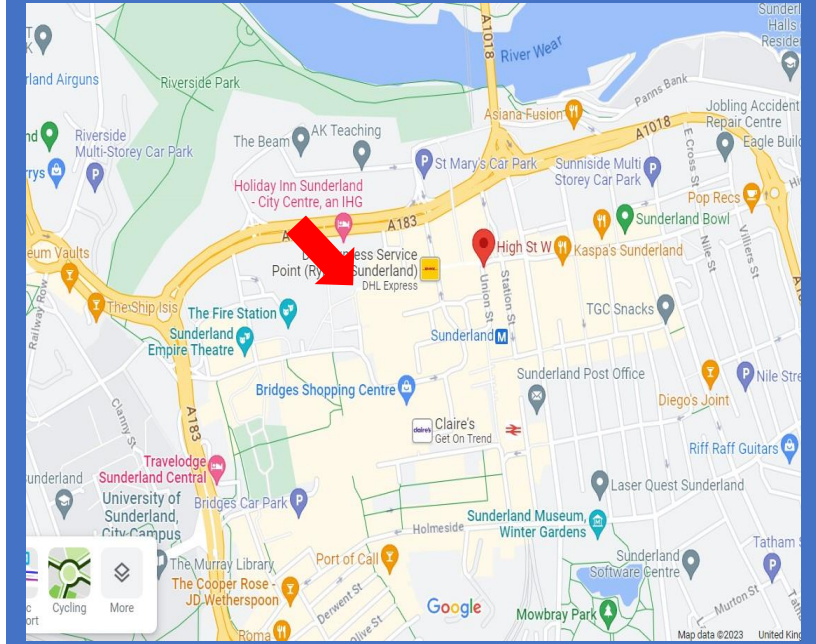
100 metres from St Marys Car Park

200 metres from Bus Stop

200 metres from Sunderland Rail and Metro station



19.8 miles from Newcastle Airport



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 563 4242

Email: sunderland@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.