

UNIT TO LET (SUBJECT TO VACANT POSSESSION)

Unit 4/5 Gateway Retail Park Sunderland



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

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Location

Sunderland is a major commercial centre within the North East, situated approximately 10 miles south east of Newcastle upon Tyne and benefiting from excellent road connections via the A19 and A1(M).

The unit occupies a prominent position within Gateway Retail Park, benefitting from 175 surface car parking spaces.

Retailers trading within the immediate vicinity include **B&M, Bensons for Beds, Farmfoods, McDonalds, Tesco Extra** and **Pure Gym**.

Accommodation

The premises are arranged over ground floor only with the following approximate area:

Ground Floor:	8,735 sq ft	811.5 sq m
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Tenure

The property is available by way of a new effective full repairing and insuring lease subject to vacant possession.

Rent

£90,000 per annum exclusive.

Use

The premises currently benefits from Class E use.

Service Charge

The service charge is £14,128.85 for 2026.

Rates

Rateable Value (2026/27)	£116,000
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UBR:	£0.430
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Rates Payable:	£49,880
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Parties are advised to make their own enquiries with the Local Authority.

EPC

Full Energy Performance Certificate available on request

Legal Costs

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

Viewing & further information

Strictly by prior arrangement only with:

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GATEWAY RETAIL PARK

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