

# PENNYWELL SHOPPING CENTRE

Unit 11 Pennywell Shopping Centre, Pennywell, Sunderland, Tyne & Wear, SR4 9AS

**Ground Floor Retail**



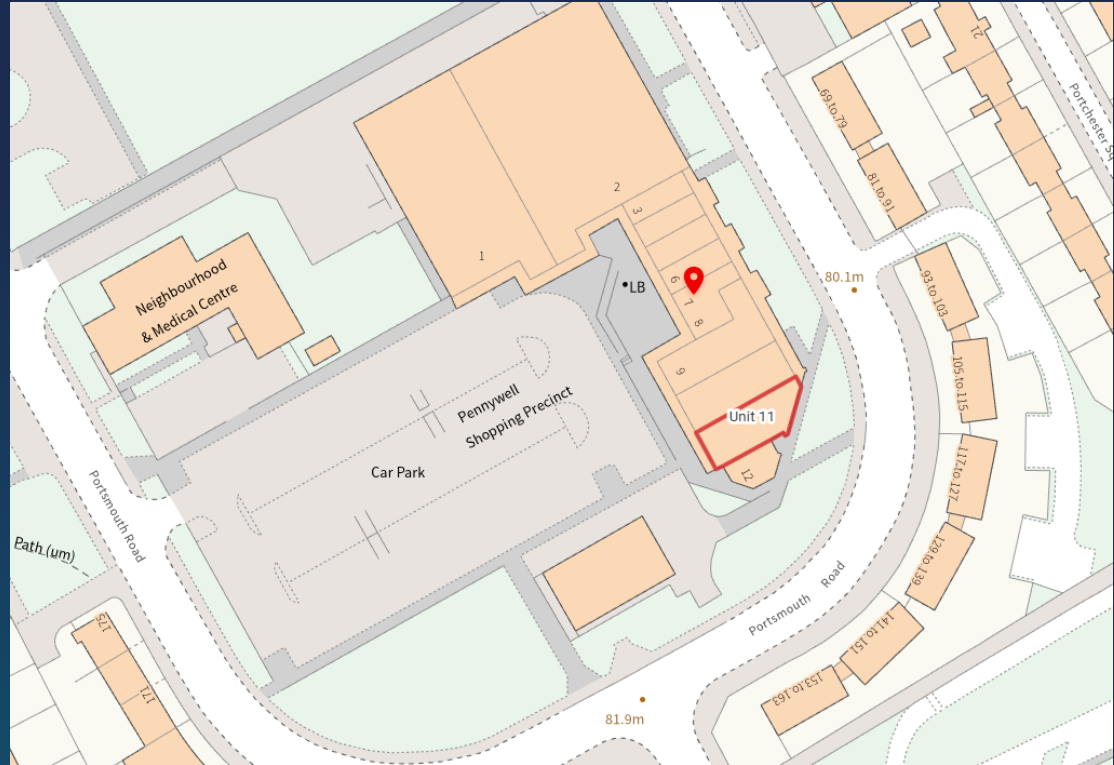
**To Let**

**Bradley Hall**

# DESCRIPTION

The subject property comprises a ground floor retail unit within Pennywell Shopping Centre, a well-established neighbourhood shopping hub. The unit enjoys a prominent position within a centre anchored by national retailers, benefiting from strong footfall and exposure to the local community.

The property is suitable for a variety of retail or service uses, offering direct access from the shopping centre's main pedestrian thoroughfares. Its ground floor layout provides flexible internal configurations and integrates seamlessly into the wider retail environment, which includes supermarkets, small retailers, and community-focused services.



# KEY SPECIFICATION

- Ground Floor Retail Unit
- Situated in Pennywell Shopping Centre
- Anchored tenants on site including Asda, Iceland & Greggs
- Excellent Footfall
- EPC Rating D77
- NIA 168 sq.m (1808 sq.ft)

# USE

The premise falls within Use Class E (Commercial, Business & Service) and is currently occupied as a furniture store

# Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Unit 11	168	1808
<b>TOTAL</b>	168	1808

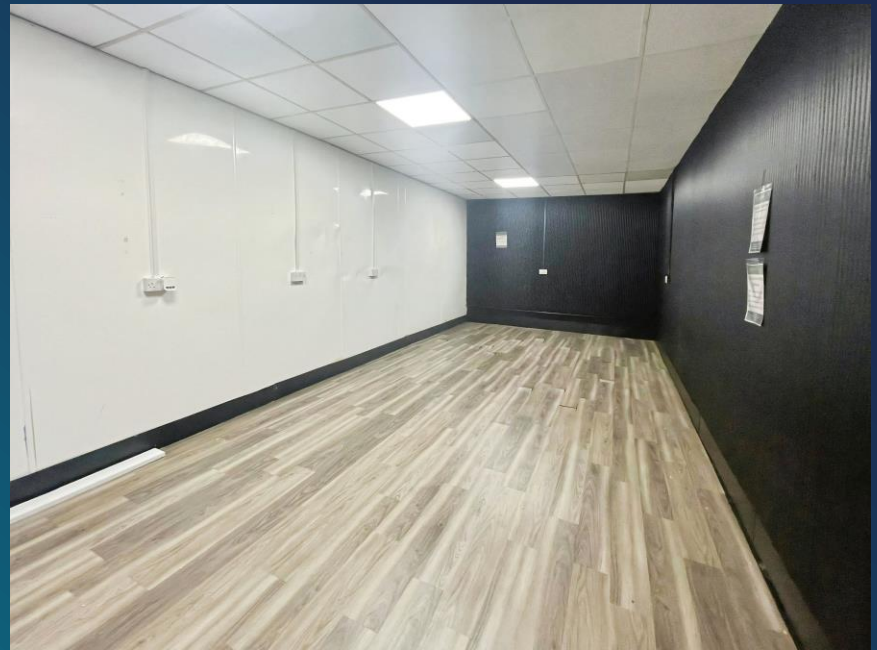
# LOCATION

Pennywell Shopping Centre is situated on Portsmouth Road in Pennywell, Sunderland, within the metropolitan county of Tyne and Wear. The centre acts as a key retail hub for the surrounding residential community, anchored by larger national retailers such as Asda and Iceland, alongside a variety of smaller independent shops and services catering to local needs.

Pennywell is a well-established residential suburb located approximately three miles west of Sunderland city centre. The area was developed in the late 1940s and early 1950s as part of Sunderland's post-war housing expansion, providing modern homes and amenities for families relocated from the inner city.

The suburb is bordered by Grindon to the south, Ford Estate to the east, and the Pennywell Industrial Estate to the west. It benefits from excellent transport connectivity, with the A19, one of the North East's main arterial routes, running just west of the area. Portsmouth Road and Hylton Road serve as the principal local thoroughfares, linking Pennywell directly to Sunderland city centre and neighbouring districts.





## EPC RATING

D77

## TERMS

Available by way of new EFRI lease terms at an asking rent of £14,000 (Fourteen Thousand Pounds) per annum

## 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.

## RATING

Interested parties should confirm the current position with the Local Authority.

## VIEWING

For all enquiries and viewing arrangements please contact as below.

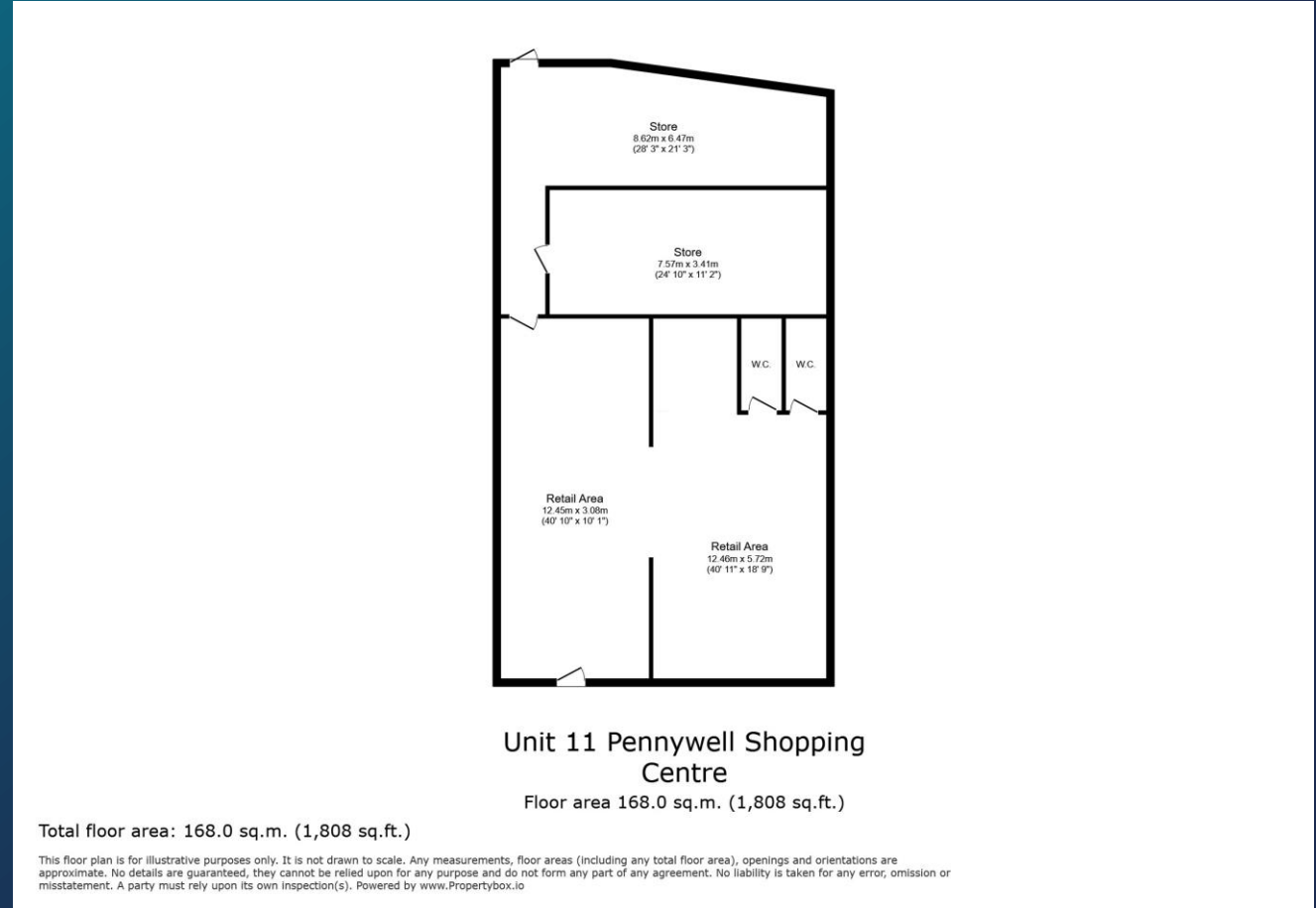
## CONTACT

Bradley Hall Sunderland

Tel: 0191 563 4242

Email: [sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)

# Bradley Hall



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