

## Assignment or Sublease Available

### LOCATION

The subject property occupies an extremely prominent location on pedestrianised High Street West benefitting from an extensive frontage, with a secondary entrance/collect by car area to the rear off St Mary's Way. The store is well positioned adjoining Green Street Arcade which provides a pedestrian link to St Mary's Car Park.

Surrounding occupiers include **Primark, Sports Direct, McDonalds, Poundland** and **Boots**.

### ACCOMMODATION

The property is arranged over four floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	21,130	1,963
Basement	3,290	306
First Floor	21,570	2,004
Mezzanine	1,621	151
Second Floor	5,568	517
<b>TOTAL</b>	<b>53,179</b>	<b>4,941</b>

### TENURE

The premises are held on a Full Repairing and Insuring Lease inside the Landlord and Tenant Act 1954 for a term expiring 31st March 2027.

Alternatively, the property is available on a new lease basis on the whole or part.

### RENT

Rental information is available upon request.



# SUNDERLAND - 75/85 HIGH STREET, SR1 3DD

# M&S

EST. 1884

# savills

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### SERVICE CHARGE

Nil

### RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £249,000

UBR Rate (2024/25): 54.6p

Rates Payable: £135,954 per annum

(Interested parties are advised to make enquiries with the Local Authority)

### LEGAL COSTS

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

### EPC

EPC available upon request.

### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

**Jonathan Netley**

[jonathan.netley@savills.com](mailto:jonathan.netley@savills.com)

07768 857 690

#### Important Notice

Savills and their clients give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### AML

In order to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, we require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

July 2024

