

TO LET – Great Value Refurbished Space

Prominent Retail Unit close to Primark

259 High Street West Sunderland SR1 3DH



LOCATION

The premises form part of an extensive parade of retail units adjacent to a large Primark store which provides direct access into The Bridges Shopping Centre. The High Street continues to undergo a huge transformation with new paving and streetscape furniture added by the local authority. To the west of the property a new 120 bed Holiday Inn Express has been built in addition to a new Muddler Restaurant, Botanist and Keel Row bars. This additional investment has further improved pedestrian flow to this area of town which has been directly linked via a new path and pedestrian crossing across St Mary's Way where the new Civic Centre has now been completed. There is a new eye hospital also currently under construction plus Grade A office accommodation.. The council are also in the process of demolishing the former Argos and café opposite the subject premises and there are plans for new retail and workspace units.

ACCOMMODATION

The unit is arranged to provide sales at ground floor with wc and kitchen facilities to the rear of the sales area. There is a goods access directly behind the unit. There is a basement accessible via a staircase and ramp at the rear of the premises. The unit is in clean condition ready for an incoming tenant's fit out.

Ground floor internal width (front)	4.87m	(16'0")
Ground floor potential sales depth	28.67m	(68'0")
Sales Area	106.93 sqm	(1151sqft)
Basement (standard ceiling height)	57.2sqm	(616sqft)
(reduced ceiling height)	29.1sqm	(313sqft)

ENERGY PERFORMANCE

Current rating D85

PLANNING

The property can be used for a number of class E retail uses including standard retail, restaurant or café.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £17,750. Rates payable on the are as follows:

RV £17,750 x current UBR (0.499p) = £8,857.25 pa.

There is currently a 40 % reduction on the rates payable figure for certain qualifying businesses. If applicable this will reduce the payable amount to £5,314.35 whilst the reduction is in force. Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current and applicable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a new lease.

LEASE TERMS

The property is available by way of a new lease for a minimum term of 5 years at an initial rental of £16,950 per annum exclusive. A rent deposit may be required subject to status in addition to tenant and company identity documents in line with money laundering regulations.

VAT

All figures within these terms are exclusive of VAT where chargeable.

JANUARY 2025

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Sunderland



50 metres

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