



TO LET
INDUSTRIAL / LEISURE OPPORTUNITY
LISBURN TERRACE EAST, SUNDERLAND, SR4 6UJ

Summary

- Industrial/Leisure Opportunity
- Units Ranging From 10,000 - 30,000 sq ft
- Rent: On Application
- Subject to Contract

Description

The property will comprise a semi-detached industrial unit of steel frame and brick construction with clad elevations, along with a metal profile sheet clad roof. Internally the space can include a kitchenette and amenity space along with office block dependent upon occupier requirements.

The property currently comprises of two 10,000 sq ft bays, one of which could be demolished to create a smaller unit and larger yard area of up to circa 0.65 Acres to accommodate additional on site parking provision to meet occupier demands. The property also has the ability to be amalgamated with the adjacent property creating an overall floor plate of circa 30,000 sq ft.

Our client is open to discussions with serious parties to agree the final specification of the property to suit the proposed use. Due to range / size of units available, the site can meet the requirements of a variety of operators including retail and leisure uses, subject to obtaining the necessary planning consent.

Asking Rent

Rent available upon application. Rent will be dictated by occupier requirements, proposed use and specification.

The property is available for a term of years to be agreed on a Full Repairing and Insuring basis, subject to contract.



Location

The property occupies a strategic position just off Pallion New Road, providing excellent connectivity to Sunderland's key road network including the A1231 and immediate access to the wider Tyne & Wear region. Situated within a short distance of Pallion Retail Park, a well-established retail destination anchored by occupiers such as Dunelm, B&M, Matalan, Iceland, Poundstretcher and Go Outdoors, the location benefits from high local footfall and everyday convenience for staff and visitors alike. Sunderland City Centre lies approximately 2 miles to the east, with Newcastle upon Tyne around 14 miles to the north west, Durham approximately 12 miles south west and Middlesbrough approximately 24 miles to the south west, offering excellent access to major regional centres across the North East.

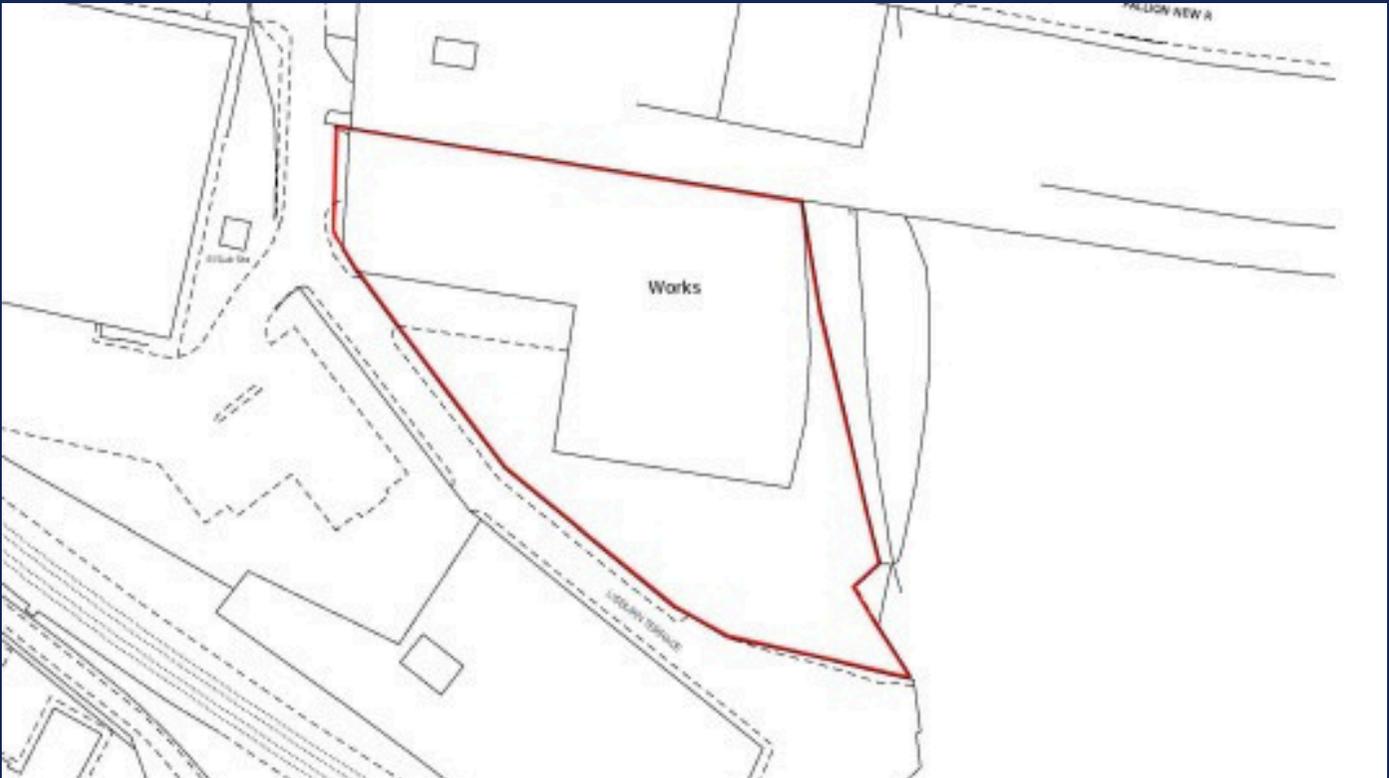
The immediate surrounding area is historically industrial in nature, however, there has been some recent development including a new residential housing estate, Buzz Bingo Hall and the nearby proposed film studio development at Pallion Engineering.



Accommodation

We understand that the accommodation provides the following approximate Gross Internal Area (GIA):

Description	sq m	sq ft
Industrial Bay 1	c. 929.03	c. 10,000
Industrial Bay 2	c. 929.03	c. 10,000
Industrial Bay 3	c. 929.03	c. 10,000
Total	c. 2,787.09	c. 30,000





Energy Performance Certificate (EPC)

A valid Energy Performance Certificate (EPC) will need to be commissioned as soon as refurbishment works have taken place.

Use/Planning

We understand that the property benefits from consent for its current use that falls under Use Class B2 of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Sunderland City Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.



Business Rates

The subject property will likely need to be reassessed by the Valuation Office Agency (VOA) upon occupation.

We would therefore recommend that any interested parties make their own investigations regarding business rates and rates payable by contacting the Local Rating Authority (Sunderland City Council)

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant(s).

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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Or via our Joint Agents
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