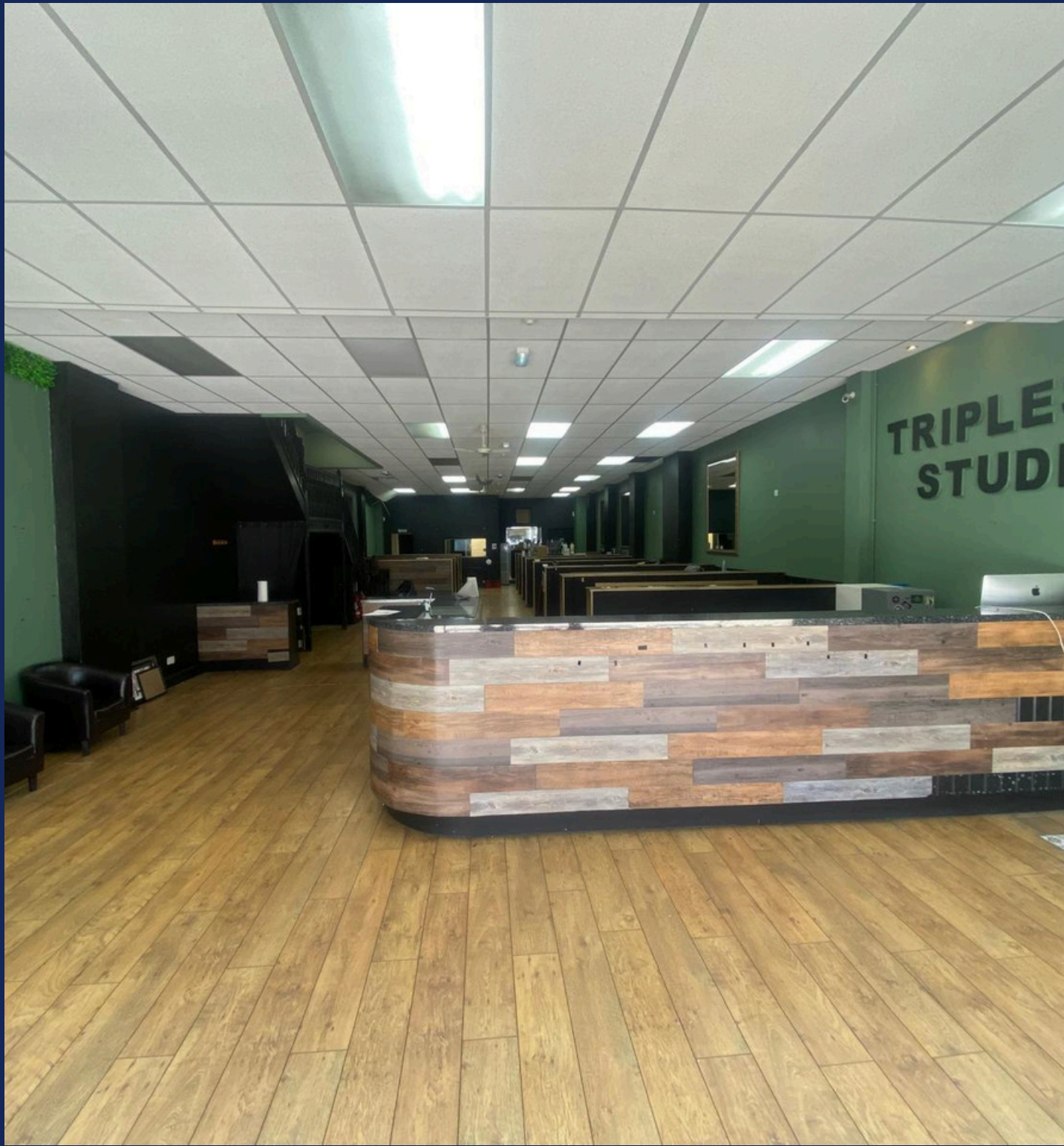




**TO LET /
MAY SELL**

TOWN CENTRE RETAIL UNIT
24 FAWCETT STREET, SUNDERLAND SR1 1RH

SW
Sanderson
Weatherall



Summary

- Retail Unit
- Size: 387.60 sq m (4,172 sq ft)
- Rent: £28,000 per annum
- Price: On Application
- Subject to Contract

Description

The subject property presents a rare opportunity to lease a prominent four-storey retail unit within the heart of Sunderland's bustling city centre. This versatile space boasts an enviable position situated on a popular high street, directly opposite the newly refurbished Sunderland Train Station and within close proximity to the exciting Sunderland redevelopment projects on High Street West and the Vaux site.

The property was formerly occupied as a Tattoo Studio and offers a unique layout across four floors, providing a generous amount of room for a wide range of potential uses. The premises would be suitable for a variety of businesses, subject to obtaining necessary planning consent.

Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor	210.60	2,266
First Floor	69.50	748
Second Floor	65.80	708
Third Floor	387.60	4,172
Total	387.60	4,172

Location

The city of Sunderland is situated on the North East Coast and is one of the major centres within the North East region, it is situated 12 miles South East of Newcastle upon Tyne and 25 miles north of Middlesbrough. The city has a population of circa 275,500 people (Census 2011) and is part of the wider Tyne & Wear conurbation which has a combined population of 1,113,577 persons.

The city is well located for transport links with the A19 running north/south and linking the city with Newcastle to the north and Teesside and York to the south. The city is also linked to the A1 via the A1231 and A690 and benefits from excellent rail links both locally and nationally and has a number of stations within the Tyne & Wear Metro system linking to Newcastle International Airport. New developments to the main station are now underway with a proposed completion date in circa 24 months.

The property is situated in the heart of Sunderland's retail core fronting directly onto Fawcett Street, the main link to the Bridges Shopping Centre and High Street West. The subject property is also in close proximity to the Sunderland Metro and rail station and the city centre car park benefitting from consistent footfall levels throughout the day. Nearby occupiers include Greggs, British Heart Foundation, Flannels, Burger King, Sports Direct and Poundland along with numerous other national and local retailers.

Use/Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Sunderland City Council).





Asking Rent/Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £28,000 per annum exclusive of VAT, subject to contract.

Alternatively, our client may consider selling the Freehold interest, subject to contract. Price available upon application.

Energy Performance Certificate

The property has a current Energy Asset Rating of Band D (100). A full copy of the Energy Performance Certificate can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

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 water and electrical service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £24,500
Rates Payable: £12,226 (Estimated)

The subject property should qualify for small business rates relief however, we would recommend that any interested parties make contact with the Local Rating Authority, Sunderland City Council, in order to verify the accuracy of this information and rates payable.

Anti Money Laundering

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

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:

Mark Convery



07525 872 141



mark.convery@sw.co.uk

or via our Joint Agents,
Bradley Hall Chartered Surveyors

Michael McGhin



0191 563 4242



michael.mcghin@bradleyhall.co.uk



**Sanderson
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL