

To Let

Retail Unit

3,135 sq ft (291.2 sq m)

44B, 44C & 44D The Green
Southwick
Sunderland
SR5 2HY

Certified B Corporation

Sanderson Weatherall

Key points

- Retail Unit
- Size: 3,135 sq ft (291.2 sq m)
- Asking Rent: £27,500 per annum
- Subject to Contract



Description

The property comprises three interconnecting single storey retail units of brick construction beneath a flat felted roof. The unit offers an open plan sales area to the front elevation, with a kitchen, internal storage, multiple treatment rooms, and WC facilities.

The retail unit benefits from three phase electricity supply, suspended ceiling with LED panel and strip lighting, air conditioning, and an electric roller shutter door for additional security. A rear access door opens onto the service road, providing convenient access for deliveries and servicing. The property has the potential to be carved into smaller units dependant upon occupier requirements.

Location

The subject property is located within Southwick, a well-established area situated north of Sunderland City Centre. Southwick is a predominantly residential area with a strong local community and benefits from a range of neighbourhood amenities serving the surrounding population. The area is well connected via the A1231 Wessington Way and provides access to both Sunderland City Centre and the wider Wearside region.

The property is positioned within the main retail parade in Southwick and benefits from good communication links with a variety of bus links serving the area which are all in close proximity. The surrounding operators consist of a mix of local and national operators including Subway, B&M, Greggs, Coral and Iceland.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Areas (GIA):

Ground Floor 3,135 sq ft (291.20 sq m)

Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of £27,500 per annum, subject to contract.

EPC

The property has an Energy Performance Asset Rating of Band C (62) and is valid unitl 21 May 2036. A full copy of the EPC can be obtained the following link:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value £19,000

Interest parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Sunderland City Council.

Use / Planning

We understand 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).

Insurance

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

The tenant will be responsible for obtaining their own contects 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.

Anti Money Laundering

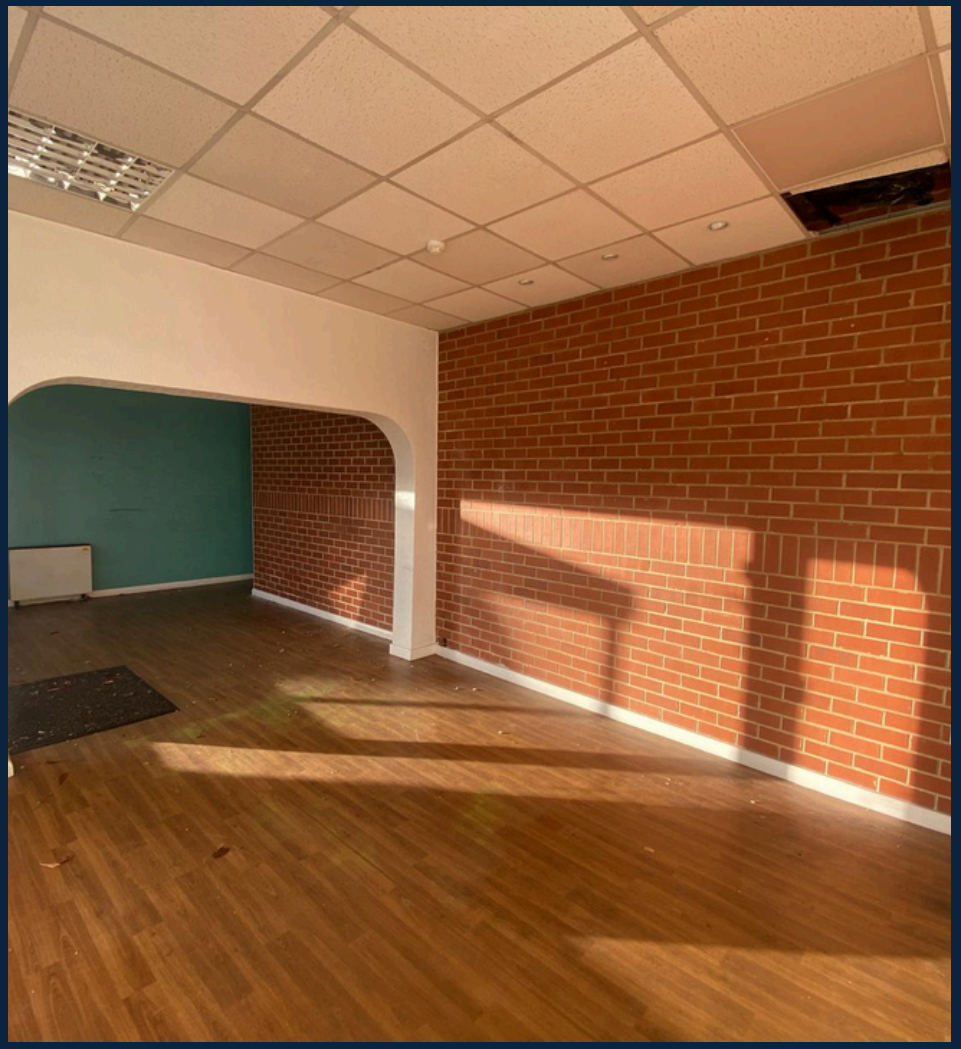
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

VAT is not applicable.

Legal costs

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



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Viewings

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

Sam Robinson
07518 907 416
sam.robinson@sw.co.uk

Mark Convery
07525 872 141
mark.convery@sw.co.uk



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