



31-33 Vilette Road, Sunderland, SR2 8RH

Spacious Retail unit TO LET

- Large, open plan space
- Strong Transport links
- Prime Location in Sunderland City Centre
- Secure Roller Shutter Access to the rear
- Excellent storage
- Regional connectivity
- High business potential

Summary

Available Size	127 sq m
Rent	£12,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

A large and versatile retail space is now available to let close to the heart of Sunderland. This fantastic opportunity offers excellent visibility, strong footfall, and flexible layout options suitable for a wide range of businesses.

Previously occupied uses include a furniture store and a convenience shop, the unit is well-suited for retail, showroom use, or other customer-facing operations. Its generous floor area provides the perfect blank canvas for new or expanding businesses.

Location

Located on a busy street which is home to various local businesses, such as butchers, bakers and eateries.

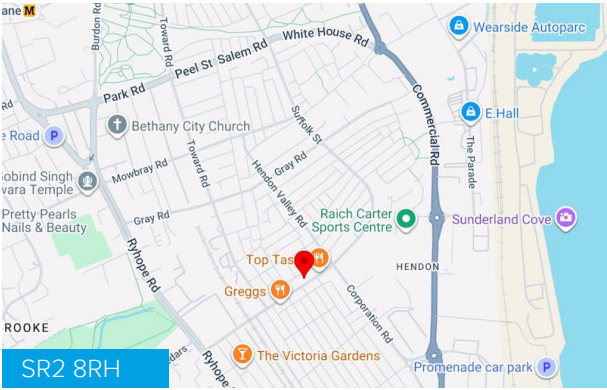
The shop can be accessed via Ryhope Road, Sunderland - this allows access to Durham Road, in turn the A19, giving close connections to Newcastle northbound and Middlesbrough southbound.

Park Lane metro stop is just 2-miles away, located just a 3-minute walk away is a bus stop providing regular and convenient local and regional transport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,367.02	127	Available
Total	1,367.02	127	



Viewing & Further Information



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