

SUNDERLAND UNION STREET PROMINENT FIRST FLOOR RETAIL UNIT TO LET (SUITABLE FOR ALTERNATIVE USE – SUBJECT TO PLANNING CONSENT)

LOCATION

The premises are situated in a prominent location in Union Street which is the main thoroughfare between pedestrianised High Street West (**Marks & Spencer**, **Bhs**, **McDonalds** and **Toymaster**) and Market Square (**Bonmarche**, **WHSmith**, **Maplin Electronics**, **Peacocks** and **Poundworld**).

The premises are immediately adjacent to the Sunderland Metro Station and opposite **Greggs**, **Subway**, **Priceless Shoes** and a number of local independent retailers.

ACCOMMODATION

The premises comprise a large first floor retail unit with prominent ground floor entrance and with lift, staircase and escalator access to the first floor. The accommodation provides the following approximate net internal floor areas:

First Floor Sales	14,250 sq ft	1,323 sq m
-------------------	--------------	------------

Additional second floor storage is available if required – further details on request.

TENURE

The premises can be made available by way of a new effectively full repairing and insuring lease for a term of 15 years subject to 5 yearly upward only rent reviews.



RENT

Offers are invited in the region of £125,000.

RATEABLE VALUE

The rateable value of the accommodation is yet to be assessed.

For indicative purposes only we estimate that the rates payable for the premises should be in the order of £50,000 per annum.

Interested parties are advised to make their own enquiries with the Local Rating Authority (Sunderland City Council – 0191 561 1850).

VIEWING

Strictly via prior appointment with Central Retail:

Contact: 0113 244 8668

David Rawstron – david@central-retail.co.uk

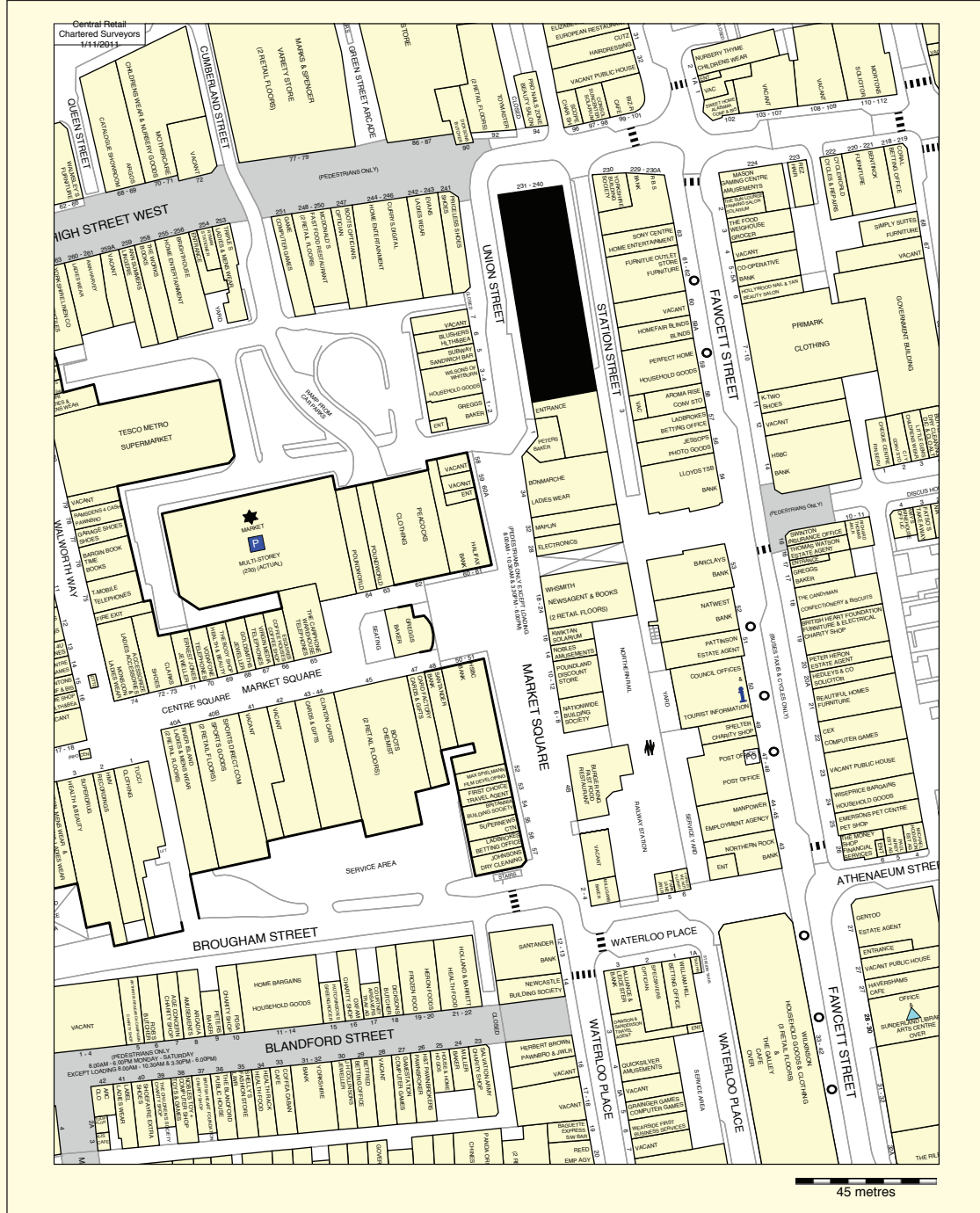
Or our joint letting agents:

Barker Proudlove – 0113 388 4856

SUBJECT TO CONTRACT



Sunderland



goad For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017318.
For full terms & copyright conditions visit www.goadplans.co.uk

CR CENTRAL RETAIL
CHARTERED SURVEYORS

Central Retail, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Central Retail cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Central Retail has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Central Retail will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.