



City Centre Restaurant To Let

1-2 BURDON ROAD, SUNDERLAND, TYNE & WEAR, SR1 1QB

- Excellent City Centre Location Close to The Bridges Shopping Centre as well as Sunderland Railway and Metro Station
- Surrounding Occupiers Include: Yates, J D Wetherspoon, Wilko, The Post Office, Santander, Natwest and Greggs
- Ground Floor Area 140 sq m (1,507 sq ft)
- New Lease Available at an Annual Rent of £27,500 per annum
- Fully Fitted Italian Restaurant
- Premium Offers Over £15,000

LOCATION

The unit is situated in Sunderland City Centre, in close proximity to The Bridges Shopping Centre and Sunderland Railway Station as well as the Tyne and Wear Metro Station.

The unit is located on Burdon Road, directly opposite the Sunderland Museum and Winter Gardens. Nearby occupiers include: Yates, J D Wetherspoon, Wilko, The Post Office, Santander, Natwest and Greggs to name a few.

The property is also located within close proximity of the new Sunderland College City Campus development which opened in September 2016 and comprises approximately 135,000 sq ft.

The area receives a generous amount of footfall and passing trade which makes it a fantastic opportunity for a restaurant operator.

ACCOMMODATION

The premises comprise a fully fitted, rectangular shaped restaurant unit of 140 sq m (1,507 sq ft) together with adjacent car parking facilities.

LEASE TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at an annual rent of £27,500.

FIXTURES & FITTINGS

All items will be present during viewing and a full inventory will be made available prior to completion. Premium offers in excess of £15,000 are invited for the benefit of these items.

RATING ASSESSMENT

We understand that the premises have a rateable value of £10,250 effective from 1st April 2017. Under current government legislation, Small Business Rate Relief would result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

The property has an energy performance rating of 93 within Band D.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com.

LOCATION MAP**AGENTS NOTE**

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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