

# NEW RETAIL UNITS TO LET

## ADJACENT NEW NISA LOCAL STORE FORMER TORRENS PUBLIC HOUSE NORTH HYLTON ROAD, SUNDERLAND, SR5 3TU SUITABLE FOR VARIOUS RETAIL USES (SUBJECT TO PLANNING)

### **LOCATION**

The development occupies a prominent position on North Hylton Road in Southwick opposite the Southwick industrial estate. The location of the premises is identified on the attached plan. Southwick is situated approximately 1 mile north west of Sunderland city centre on the north bank of the River Wear. The Hylton Campus of Sunderland College as well as the English Martyrs Primary School are both in very close proximity to the property. On top of this numerous other occupiers occupy units within the industrial estate, more information can be found here: [http://www.sunderland.org.uk/street/Southwick\\_Industrial\\_Estate/](http://www.sunderland.org.uk/street/Southwick_Industrial_Estate/)

### **DESCRIPTION**

The scheme provides four ground floor retail units on a site with dedicated parking spaces. Each unit is to a shell specification. The largest unit is now trading as a **Nisa Local Store**.

### **ACCOMMODATION**

The units provide the following approximate areas and are available at the quoting rents:-

<b>Unit 1</b>	<b>NISA LOCAL STORE LET</b>		
<b>Unit 2</b>	82 sq m (882 sq ft)	<b>£15,500 pa</b>	
<b>Unit 3</b>	90 sq m (969 sq ft)	<b>£17,000 pa</b>	
<b>Unit 4</b>	51 sq m (549 sq ft)	<b>£9,500 pa</b>	

### **LEASE TERMS**

The units are available on new effectively full repairing and insuring leases, for a term of years to be agreed.

### **INCENTIVES**

The Landlord is willing to offer incentives to prospective tenants subject to status may include: assistance with fitting out works, rent free periods, stepped rent periods and flexible lease terms.

### **PLANNING**

The units are suitable for **A1** (Shops) Retail Use. We understand that Unit 4 is currently suitable to trade under **A3** (Restaurants & Cafes) or **A1** (Shops). Interested parties are advised to contact Sunderland City Council Planning Department for verification of this or any general change of the requirements.



### **RATEABLE VALUES**

The units will need to be assessed for rating purposes upon occupation. Prospective tenants should make their own enquiries to Sunderland City Council Non-Domestic Rates Department, Tel: 0191 520 5555.

### **SERVICE CHARGE**

Full details can be provided upon application.

### **LEGAL COSTS**

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

### **VAT**

All figures quoted in these particulars are exclusive of any VAT where chargeable.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC's for each unit are available upon request.

### **VIEWING**

Strictly by prior appointment through @retail:-

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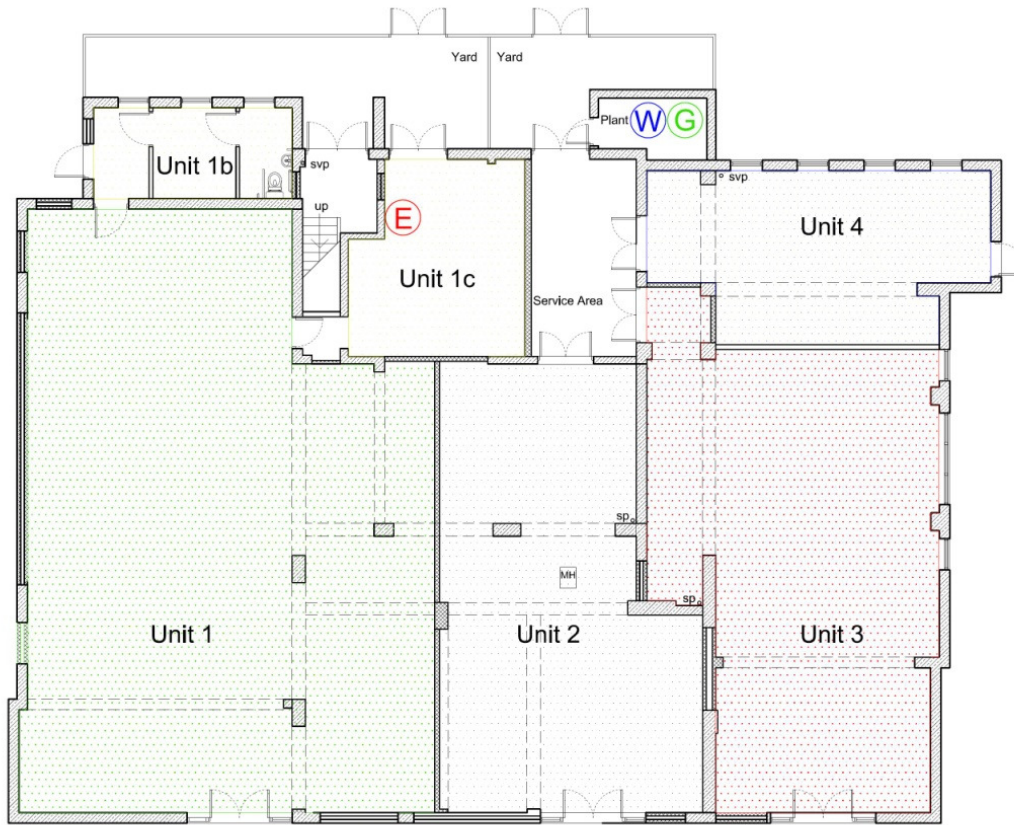




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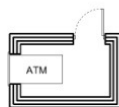
All drawings are based upon site information supplied by HRT (see also the notes) and as such their accuracy cannot be guaranteed. All fixtures are approximate and subject to confirmation by a detailed topographic survey, statutory service enquiries and confirmation of the local authorities.

Do not scale the drawing. Use figure dimensions in all cases. Check all dimensions on site. Report any discrepancies in writing to CA before proceeding.

	UNIT 1 182 sqm (1,959 sqft)
	UNIT 1b 14 sqm (150 sqft)
	UNIT 1c 25 sqm (269 sqft)
	UNIT 2 82 sqm (882 sqft)
	UNIT 3 99 sqm (1,065 sqft)
	UNIT 4 42 sqm (452 sqft)

Revision	01	Date	03/03/13
Final Issue			
Project	Northeast Convenience Stores Nisa Refurbishment Hylton		
Drawing	Ground Floor Plan Opt 7 As Proposed		
Scale	1:100 at A3		
Project No.	0293	Drawing No.	A-100-13
Revision	01		

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www.inarchitecture.com



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