

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 23
THE BRIDGES SHOPPING CENTRE
SUNDERLAND



LOCATION

The Bridges is situated at the heart of Sunderland City Centre providing over 500,000 sq ft of retail space with more than 100 shops and over 900 car parking spaces.

The centre attracts more than 18m visitors a year and is anchored by tenants including **Debenhams, Boots, Next, H&M, River Island, HMV, Top Shop/ Top Man** and **Tesco**.

The unit is situated in a 100% prime location adjacent to **Warren James** and close to **Disney, HMV, Waterstones, Next, Lush** and **Roman**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales 73.95 sq m 796 sq ft

First Floor 59.17 sq m 637 sq ft

RENT

£70,000 pax

LEASE

The property is available on a new FRI lease subject to a 5 yearly upward only rent reviews with the rent payable being the greater of an agreed percentage gross turnover or the base rent, set at 80% of ERV.

