

FAWLEY·WATSON·BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 8 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 subject property is located in a busy trading position with other nearby retailers including **Primark, Tesco, Iceland, Smiggle** and **Superdry**.

ACCOMMODATION

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

Ground Floor	96.06 m ²	1,034 sq ft
First Floor	18.30 m ²	197 sq ft

RENT

£50,000 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.

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RATES

We are verbally advised by the local charging authority that the property is assessed as follows:-

Rateable value	£48,250
Rates Payable	£27,230

Interested parties should make their own enquiries to confirm this.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VIEWING

Strictly by appointment contact Michael Fawley on 0113 234 7900 or email michael@fawleywatsonbooth.com or Julie Fawley, julie@fawleywatsonbooth.com or our joint agents James Heelis on 020 7318 7821 or James.Heelis@eu.jll.com.

SUBJECT TO VACANT POSSESSION

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

Misrepresentation Act 1967 and Property Misdescription Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from Royal Institute of Chartered Surveyors, telephone No: 020 7334 380

