

# FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 84  
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 located in an excellent trading position close to **Next, Waterstones, Beaverbrooks, Pandora, O2** and **Holland and Barrett**.

## ACCOMMODATION

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

Ground Floor	148.55 m <sup>2</sup>	1,599 sq ft
First Floor Ancillary	155.80 m <sup>2</sup>	1,677 sq ft

## RENT

£110,000 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           £102,000  
Rates Payable             £ 68,884

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](mailto:michael@fawleywatsonbooth.com) or Julie Fawley, [julie@fawleywatsonbooth.com](mailto:julie@fawleywatsonbooth.com) or our joint agents James Heelis on 020 7318 7821 or [James.Heelis@eu.jll.com](mailto:James.Heelis@eu.jll.com).

#### ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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