

# TO LET

## GROUND AND FIRST FLOOR RETAIL PREMISES

18 MARKET SQUARE, SUNDERLAND SR1 3HW

IDEAL FOR  
RETAIL \ LEISURE  
(SUBJECT TO PLANNING)





## LOCATION

The premises are situated in Market Square Sunderland - directly opposite the Bridges Shopping Centre and adjacent to a pedestrian link through to Fawcett Street. The Tyne and Wear Metro and Rail Stations are close at hand and the site is in proximity to a number of national retailers - with recent arrivals including Costa, KFC, & CEX. Other occupiers include Bon Marche, Greggs, Subway, Nationwide and Caff  Nero.

## DESCRIPTION

The landlords are undertaking works to provide an extensive new full height glazed display window with a new entrance allowing significant natural light into the space and huge impact onto the already busy Market Square.

The first floor sales accommodation, which oversails the unit occupied by CEX, will be reconfigured to provide double height space at the front of the unit with access via stairs and a lift at the front of the property as shown on the plans overleaf.

The premises provide an excellent opportunity for a retailer who can benefit from open-plan space with a very high visual impact as per the CGIs shown.

The unit has the benefit of rear loading facilities.



Sunderland Metro Station



Market Square



Bridges Shopping Centre

## ACCOMMODATION

The premises provide the following floor dimensions and areas:

### Dimensions

#### Internal Depth:

Ground floor 26.27m

First floor 21.23m

#### Internal Width:

Ground floor to front 8.15m widening to 10.20m

First floor 14.47m widening to 17m

### Floor Areas

Ground floor total sales area 271.8 sq m (2,926 sq ft)

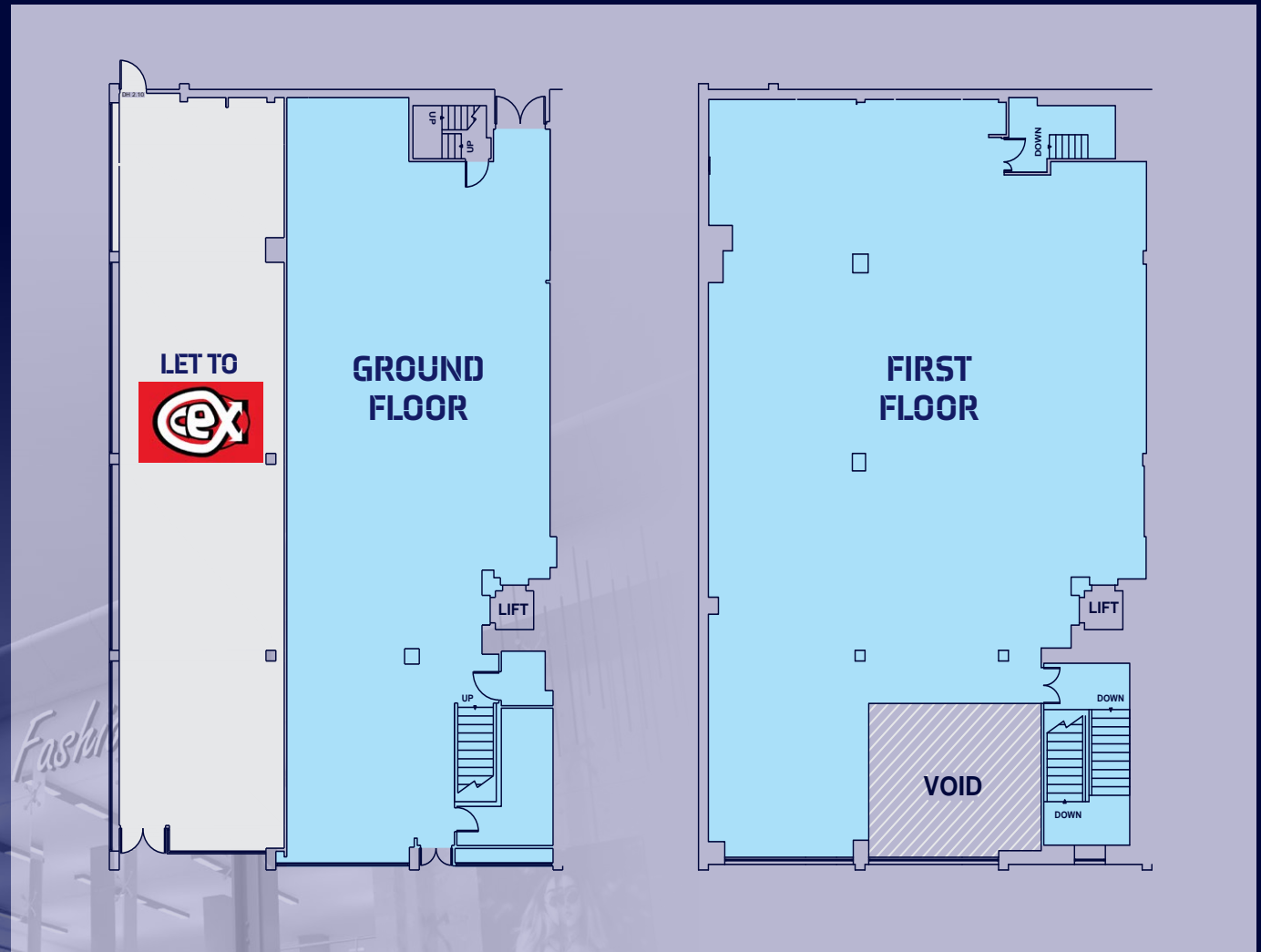
First floor total area 453.1 sq m (4,877 sq ft incl WC Block)

## RATING

The property has not yet been separately assessed at this stage for rating purposes. Interested parties should contact the local rating authority for details of the current position.

## SERVICES

The premises have the benefit of 3 phase electricity, mains water and drainage facilities.





## TERMS OF LEASE

The building is available by way of a new effectively full repairing and insuring lease, by way of service charge contribution for a term to be agreed.

## RENTAL

£85,000 per annum exclusive.

## SERVICE CHARGE

The annual service charge is currently at a very competitive level of £3,200 per annum for the year 2020/2021.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## MONEYLAUNDERING REGULATIONS

Under the Money Laundering Regulations, identity checks will be carried out on applicants seeking to take a lease of these premises and requests may be made to provide proof of funding in relation to proposed fit out costs.

## VIEWING

Via Sole Agents



**Reid Birkett**  
Commercial Property Consultants  
**01661 820771**  
[www.reidbirkett.co.uk](http://www.reidbirkett.co.uk)

**Mike Birkett**  
[mike@reidbirkett.co.uk](mailto:mike@reidbirkett.co.uk)

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