

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 88 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 an excellent trading position adjacent to **Topshop** and **Pandora**.

ACCOMMODATION

The premises provide the following approximate floor areas:-

Ground Floor	77.10 sq m	830 sq ft
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RENT

On application

LEASE

The property is available by way of a new 3 year FRI Lease subject to a landlord redevelopment break clause from September 2019.

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RATES

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

Rateable value £62,000

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.

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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