

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 14 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 with other nearby retailers including **The Entertainer, Tesco, Game, Iceland, Ed's Easy Diner** and **Superdry**.

ACCOMMODATION

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

Ground Floor	97.7 sq m	1,052 sq ft
Ancillary	74.6 sq m	803 sq ft

RENT

£75,000 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 £48,500
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.

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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