



Sanderson  
Weatherall

# TO LET CITY CENTRE RETAIL UNIT



23 Vine Place, Sunderland SR1 3NA

[sw.co.uk](http://sw.co.uk)



Asking Rent: £13,500 per annum exclusive

Flexible lease terms available

Full Repairing & Insuring lease with terms to be agreed

Subject to Contract

## Location

The subject property is situated on Vine Place which is an established secondary retailing parade to the south west of Sunderland City Centre. The Park Lane public transport interchange along with The Bridges Shopping Centre are in close proximity and provide associated car parking provision.

Occupiers in the surrounding area are predominantly local operators with numerous public houses and licensed properties within this particular area of the city centre. Occupiers adjacent to the subject property and within the nearby vicinity include Hays Travel, TK Maxx, William Hill, tonic, Chilino's and Tequila Tequila along with numerous others.

## Description

The property comprises a mid-terraced three storey building of brick construction under a pitched tiled roof. Internally the premises offer a reasonably sized sales area with a fully glazed shop frontage providing good levels of natural light along with ancillary storage at ground floor level. Both first and second floors provide additional storage space and the first floor accommodates kitchen and WC facilities. There is also a basement with restricted floor to ceiling height however again providing ancillary storage. The property also benefits from having a rear external yard for delivery purposes.

The property currently has consent for A1 Retail use under the Town & Country Planning Use Classes Order 1987, however alternative uses may be considered subject to obtaining necessary planning consent.

## Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Ground Floor:		
Retail Sales Area	53.98	581
Internal Storage	12.50	135
First Floor Storage	63.80	687
Second Floor Storage	54.48	586
Basement storage	45.67	492
<b>Total</b>	<b>230.43</b>	<b>2,480</b>
<b>ITZA</b>	<b>55.39</b>	<b>596</b>





## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Rateable Value

With effect from 1<sup>st</sup> April 2017 we understand that the property is assessed for rating purposes as follows:-

Rateable Value £12,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Sunderland City Council.

## Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available upon request in due course.

## Services

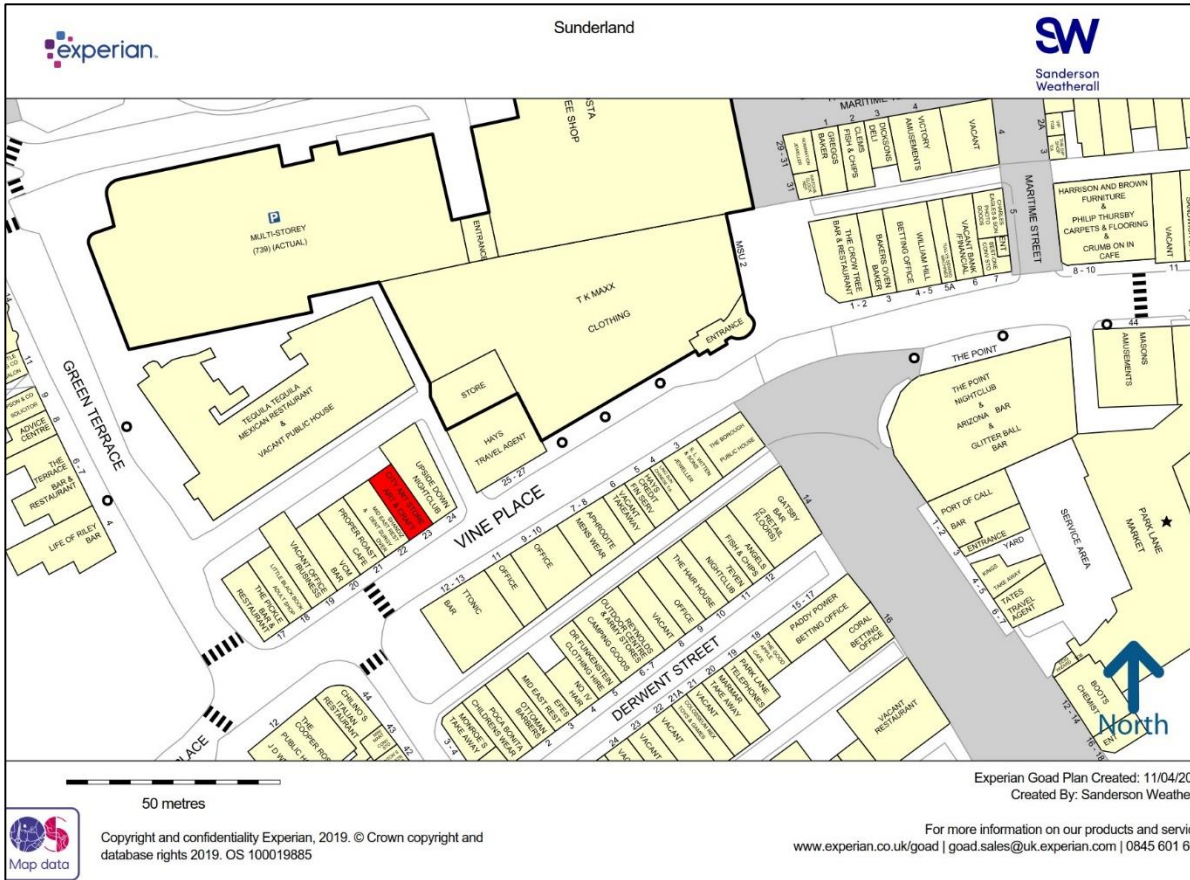
We understand that the property has water and electric services connected to the property however any interested parties should make their own investigations with regard to this matter.

## Lease

The property is available on a full repairing and insuring lease for a term of years to be agreed at an asking rent of **£13,500 per annum** exclusive, subject to contract.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.



Strictly by prior appointment with the agents:

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