

CONFIDENTIAL – STAFF UNAWARE

Upon the instructions of



SUNDERLAND

SUNNISIDE LEISURE LAMBTON STREET, SR1 1TP

LOCATION

Sunderland is a major city in the North East of England, located some 14 miles south of Newcastle, with a resident population of 174,286 (2011). The subject property is located at the western end of the High Street, in the City's principal leisure destination. The immediate environs contain numerous bars and restaurants including Frankie & Bennie's and Nando's. The leisure offer is enhanced by MFA Bowl, a 12 screen Empire Cinema and a Travelodge.

DESCRIPTION

The property comprises a 24,483 sq ft (2,275 sq m) casino predominantly at ground floor, within a purpose built leisure complex constructed in 2004. Customer access is directly from Lambton Street and there is a 650 space multi storey car park above. Internally the property has a floor to ceiling height of 6m and provides reception and gaming areas, bar, kitchen and staff facilities.

PLANNING

The property currently benefits from Class D2 (Leisure) planning consent. Other uses may be acceptable, interested parties should make their own own enquire of the Local Planning Authority.

AGL



TENURE

The property is held on leasehold basis for a term expiring 2nd February 2029 at a passing rental of £192,500 pa and is available by way of assignment or sub-letting. Full tenure details are available on request.

RATES

The property currently has a Rateable Value of £222,000

ALL ENQUIRIES/INSPECTIONS

The property is currently trading. Staff are unaware and therefore all enquiries are to be made via the agents below:

Daniel Berrevoets

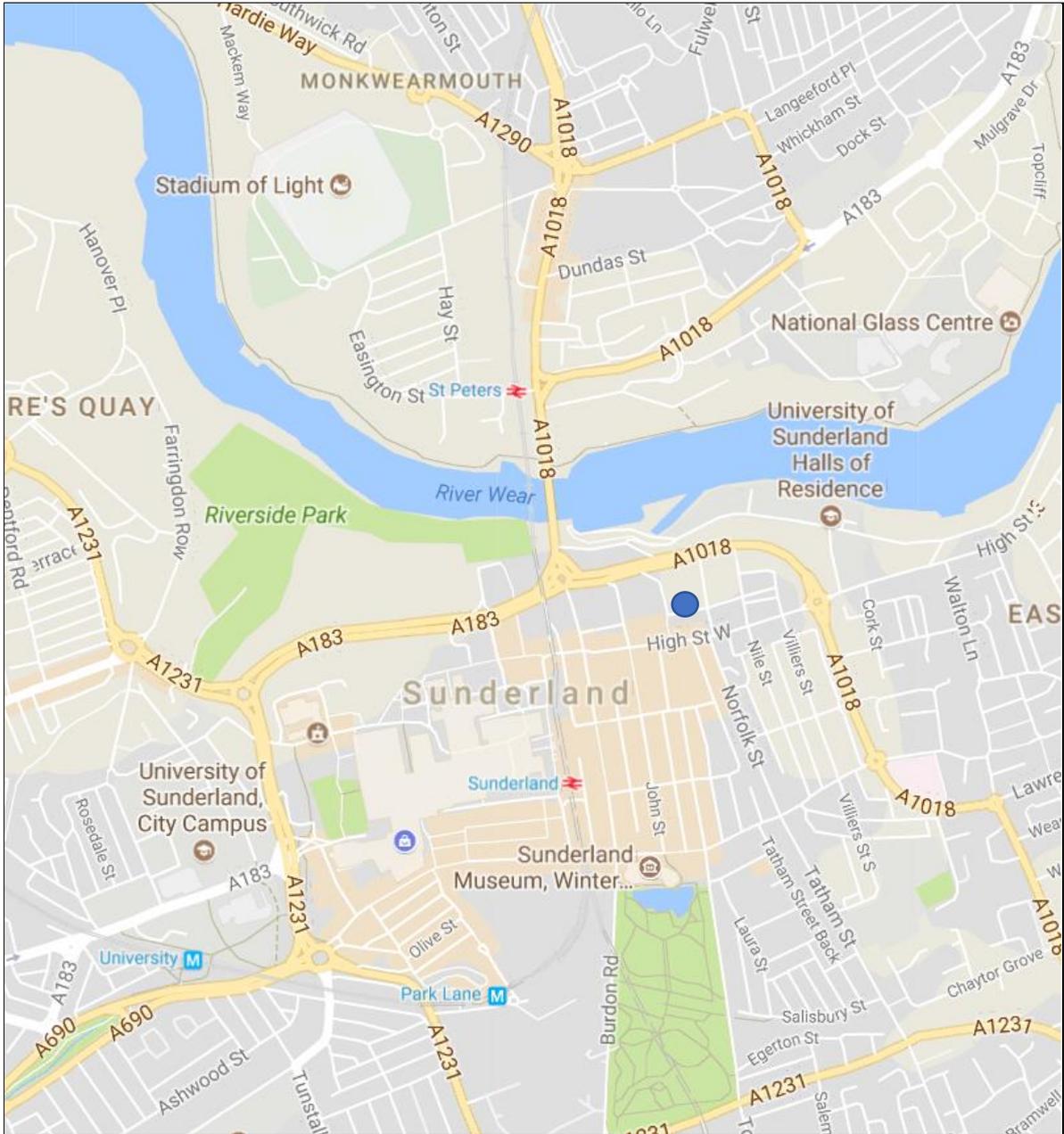
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James Andrew

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Energy Performance Certificate

Non-Domestic Building



Gala Casino
6 Lambton Street
SUNDERLAND
SR1 1TP

Certificate Reference Number:
9000-8995-0397-1190-6010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 111 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	2333
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	124.64
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

99 If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference:	819956910000
Assessor Name:	Neil Thorburn
Assessor Number:	STRO007493
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	Green Energy Partners
Employer/Trading Address:	4 Melville Crescent EH3 7JA Edinburgh
Issue Date:	18 Oct 2013
Valid Until:	17 Oct 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9000-8995-0397-1190-6010.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Accreditation Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.