

FAWLEY · WATSON · BOOTH

RETAIL & COMMERCIAL PROPERTY CONSULTANTS

UNIT 71
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 **Hotel Chocolat** and close to **River Island, Superdry** and **JD Sports**.

ACCOMMODATION

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

Ground Floor	100.06 sq m	1,077 sq ft
First Floor	65.59 sq m	706 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	£74,000
Rates Payable	£40,325

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 or Emily Turner 020 7087 5057, Emily.Turner@eu.jll.com.

ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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