

# Fully Fitted former KFC in tradeable condition Prime Retail Unit To Let by way of sublease 26 Market Square Sunderland SR1 3HW



## LOCATION

The property is situated in a prime & busy position directly opposite the town's main covered retail scheme - The Bridges Shopping Centre. The street is the main pedestrianised thoroughfare in Sunderland providing linkage to Fawcett Street, High Street West and Maritime Terrace. The combined national rail and Metro Stations are close by with local bus services stopping directly behind the premises on Fawcett Street. Nearby occupiers include Costa Coffee, Nationwide & CEX.

**An experienced operator with a proven background is required in respect of this opportunity.**

## ACCOMMODATION

The building comprises of a ground floor retail unit with additional storage at first floor level. There is stair access between the levels. Plans available on request. The premises are to be offered as a fully fitted restaurant/takeaway unit although the KFC branding will be removed. **There is not an opportunity to become a KFC franchisee here and hence other branding will need to be adopted.**

The following floor areas are provided:

Ground floor sales	148.65 sqm (1600 sqft)
First floor stores	150.32 sqm (1618 sqft)

**A detailed floorplan is available upon request**

## LEASE TERMS & RENT

The property is available by way of a new effectively full repairing and insuring sublease lease for a term until August 2027 at a passing rental of £65,000 per annum exclusive. Annual service charge is circa 0.35p per sqft.

**INCENTIVES MAY BE AVAILABLE SUBJECT TO STATUS**

## SERVICE CHARGE

There is an annual service charge payable of based off a cost of 0.35p per square foot. This figure is subject to annual review.

## BUSINESS RATES

The current rates payable on the existing assessment is as follows: RV £64,500 x UBR of 0.512p = £33,024pa.

**Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current.**

## ENERGY PERFORMANCE

B-31

## LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a sub lease. The leaseholder reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

## VAT

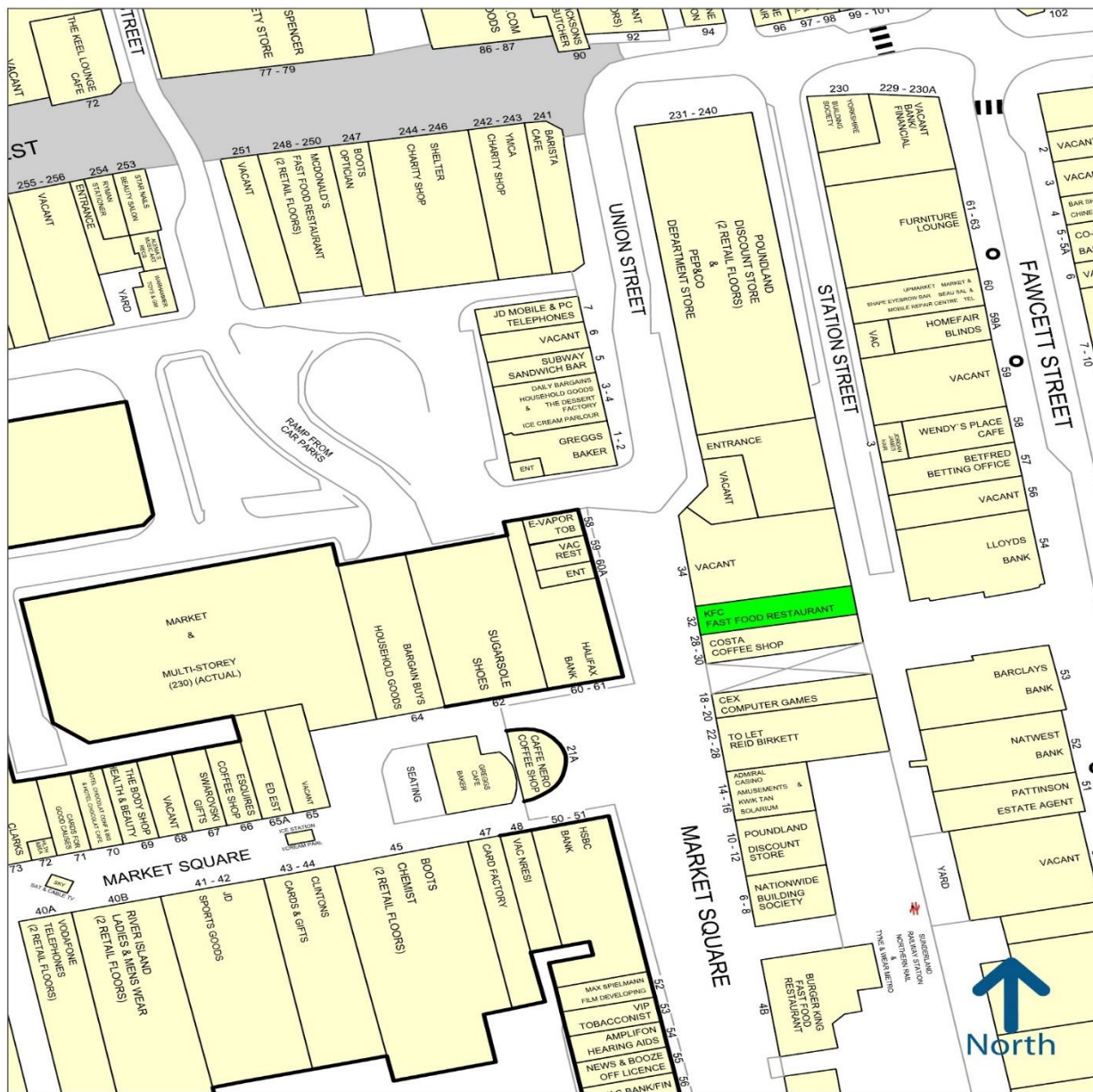
All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT.

MAY 2021

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Sunderland



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Created By: Reid Birkett Ltd



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Viewing Mike Birkett  
 t 01661 820771  
 m 07947 134117  
 e mike@reidbirkett.co.uk  
 w www.reidbirkett.co.uk  
 3 King John's Court, Ponteland, Newcastle upon Tyne NE20 9AR