

# TO LET

- ✓ £26m Station Redevelopment
- ✓ New Service Shell Retail Unit
- ✓ Rail and Metro Footfall of 4,000 per day (1.5 mil per y)
- ✓ Approximately 11,500 passersby to Market Sq per day
- ✓ Fronting the City's Main Pedestrian Area
- ✓ Potential to Open the Unit Into Station Concourse
- ✓ Remote Storage Available
- ✓ Potential External Street Seating



Sunderland Railway Station, Market Square, Sunderland SR1 3HP

High Street & Transport Retail Opportunity

1,345 Sq Ft  
(125 Sq M)

# Sunderland Railway Station, Market Square, Sunderland SR1 3HP

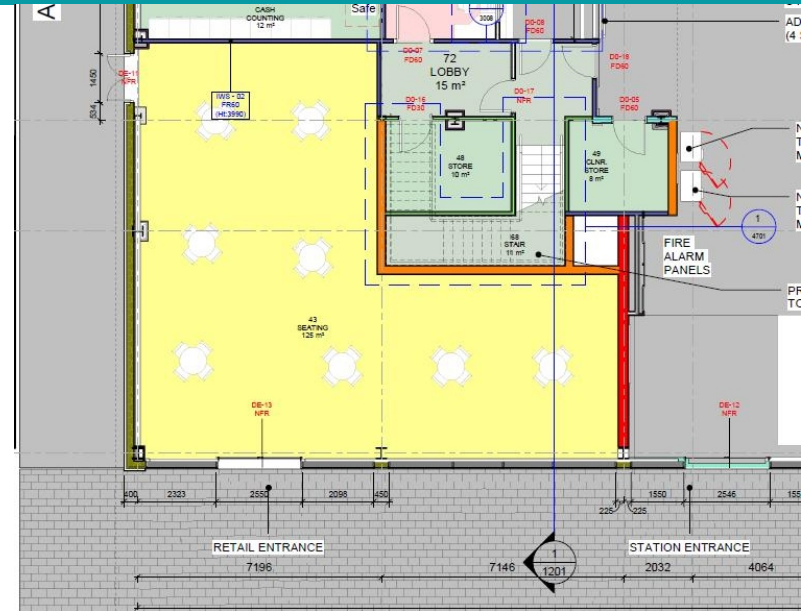
## DESCRIPTION

The new £26m Station Gateway redevelopment scheme has seen the creation of a new station building housing new concourse together with modern facilities including a serviced (63 amp 3 phase electricity supply, water and drainage) shell unit. An upgrade to the station platforms is also planned which will increase capacity at the station.

## LOCATION

The property benefits from a glazed frontage onto the pedestrianised Market Square.

The interchange station is located in the heart of the city centre, adjacent to The Bridges shopping centre and a two minute walk from the high street. Rail services include Northern, Grand Central and Nexus (Metro).



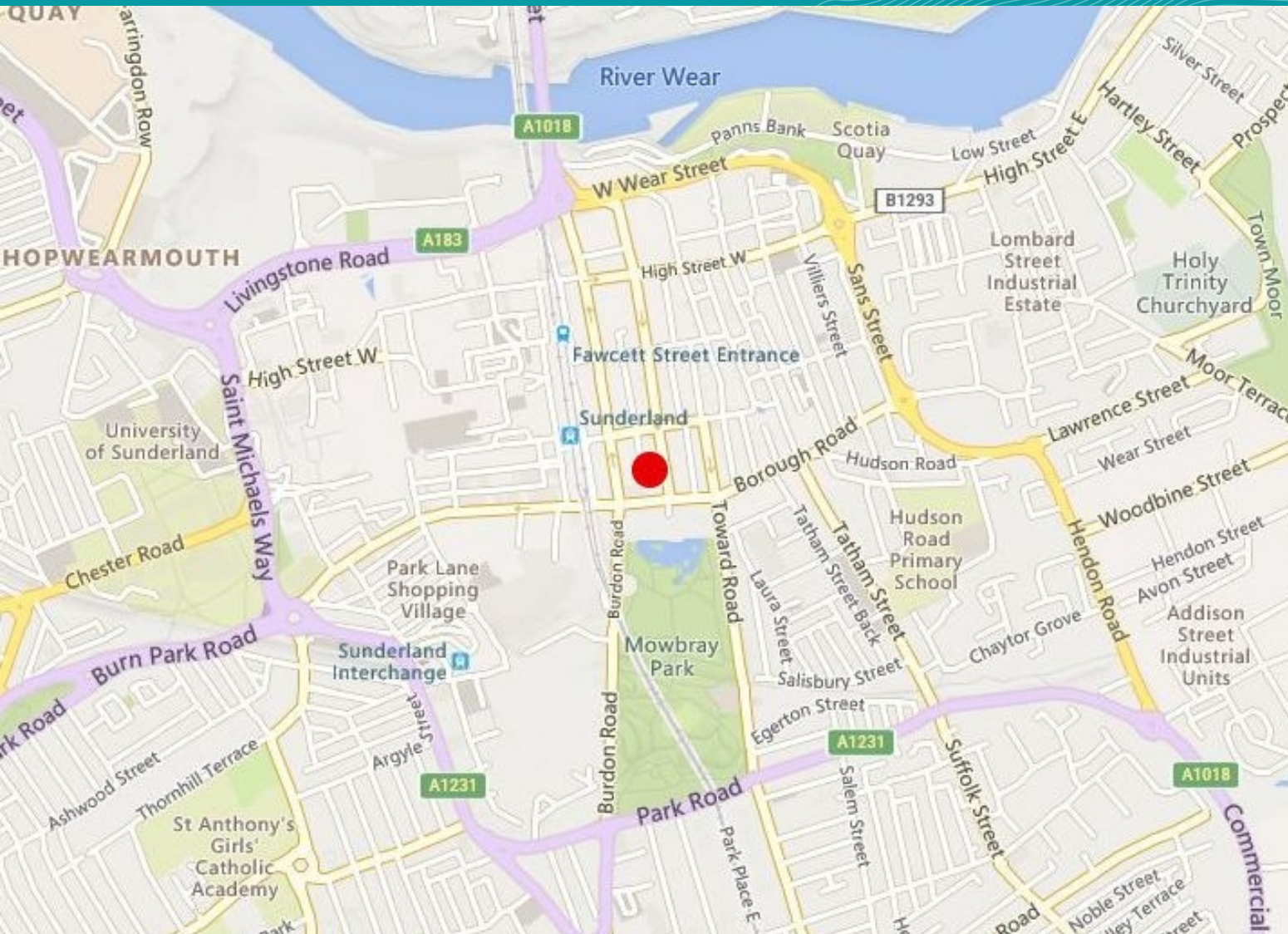
## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>1,345</b>	<b>125</b>





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## TERMS

The unit is available to let on a lease contracted outside of the Landlord and Tenant Act 1954, for a term to be agreed.

## RENT

Interested parties are invited to submit offers for units based on a percentage of turnover (net of VAT) for year one the rent to be then underpinned by a minimum guaranteed rent based on turnover performance in year two and thereafter.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## EPC

26 - B

## TERMS & TENURE

Tenants will be responsible for paying business rates, utilities consumption and a service charge equivalent to 7.5% of the minimum guaranteed rent.

## UNIT DETAILS

**Retail Unit 1** - 1,345 sq ft - the serviced shell unit is the largest unit within the development and benefits from a glazed frontage and access onto Market Square.

<https://LSH.co.uk/northerntrains>

**lsh.co.uk**

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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