

# Retail Opportunity To Let

High Street West, Sunderland  
City Centre, Tyne & Wear, SR1  
1UA

- Prominent suburban retail unit in busy & popular location
- Good Transport Links
- On Street Parking
- Ground Floor Retail and First Floor storage
- Available by way of new lease terms
- NIA 129.5m<sup>2</sup> (1,394 ft<sup>2</sup>)

**Asking Rent £8,000 PA**



**BradleyHall**

## LOCATION

The property is located on High Street West, Sunderland. High Street West is one of the main retail parades within the city centre where several large and major developments nearby, including the iconic Riverside development, Mackie's Corner and the opulent bars beneath the recently constructed Holiday Inn.

The property is near excellent transport links, lying south of Wearmouth Bridge offering good access to the A1018 and the A19 in the west. Sunderland Railway Station and Parklane Interchange is within walking distance, linking neighbouring cities Newcastle-Upon-Tyne and Durham.

## DESCRIPTION

Located on High Street West, this prime commercial property offers an excellent opportunity for businesses looking to capitalize on ample passing trade. The property features:

- **Retail Space**: A spacious area perfect for showcasing products and attracting customers.
  - **Office**: Ideal for administrative tasks and customer service.
  - **Storage Space**: Convenient storage options for inventory and supplies.
  - **WC Facilities**: Ensuring convenience for staff and customers.
- Additionally, the property includes a basement with:
- **Workshop**: A versatile space for various business operations.
  - **Storage Room**: Extra storage capacity for equipment and merchandise.

## ACCOMMODATION

Ground Floor – 93.5 sq. m (1,006 sq. ft).

Lower Ground Floor – 36 sq. m (388 sq. ft).

## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is TBC and the estimated rates payable for the current year is TBC This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## EPC RATING

We currently await EPC.

## TERMS

Available by way of new FRI lease terms.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

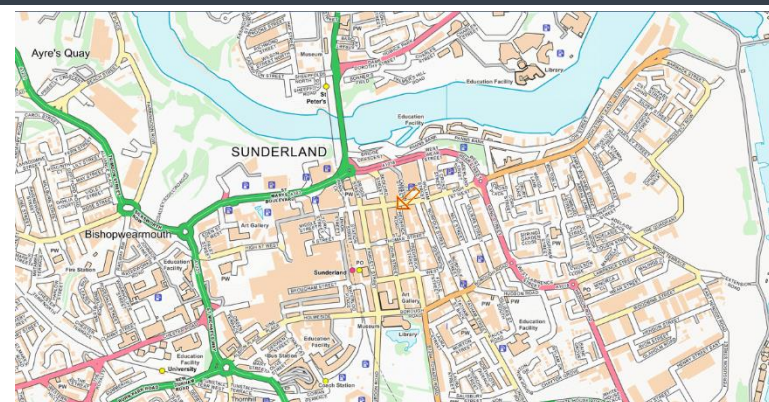
Each party is responsible for their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Michael McGhin on michael.mcghin@bradleyhall.co.uk or 0191 563 4242



Bus stop within 118m

Sunderland Metro Station within  
0.2 miles



Close proximity to the Bridges indoor  
shopping mall

14 miles from Newcastle Airport

20 miles from Newcastle City Centre

## IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that:

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.