

Available now

## To Let: Sunderland City Centre Retail Unit

Park Lane Metro Station, SR1 3NX

22 sq. m (236 sq. ft.)



Former Newsagents - Suitable for  
a variety of businesses

(subject to consent)

**RENT : £12,000 pax**

Retail property - Park Lane Metro Station

-High footfall opportunities.

-Existing newsagents fit-out.

-Prominently located on interchange concourse.

## Location

The subject property is situated within Sunderland City Centre inside Park Lane Interchange. The development opened in April 2002 and comprises retail accommodation created around the Park Lane rail and bus stations. The Park Lane Interchange is positioned to the south of Park Lane. The station is one of the main public transport hubs serving Sunderland connecting the city to regional and national transport links.

## Footfall

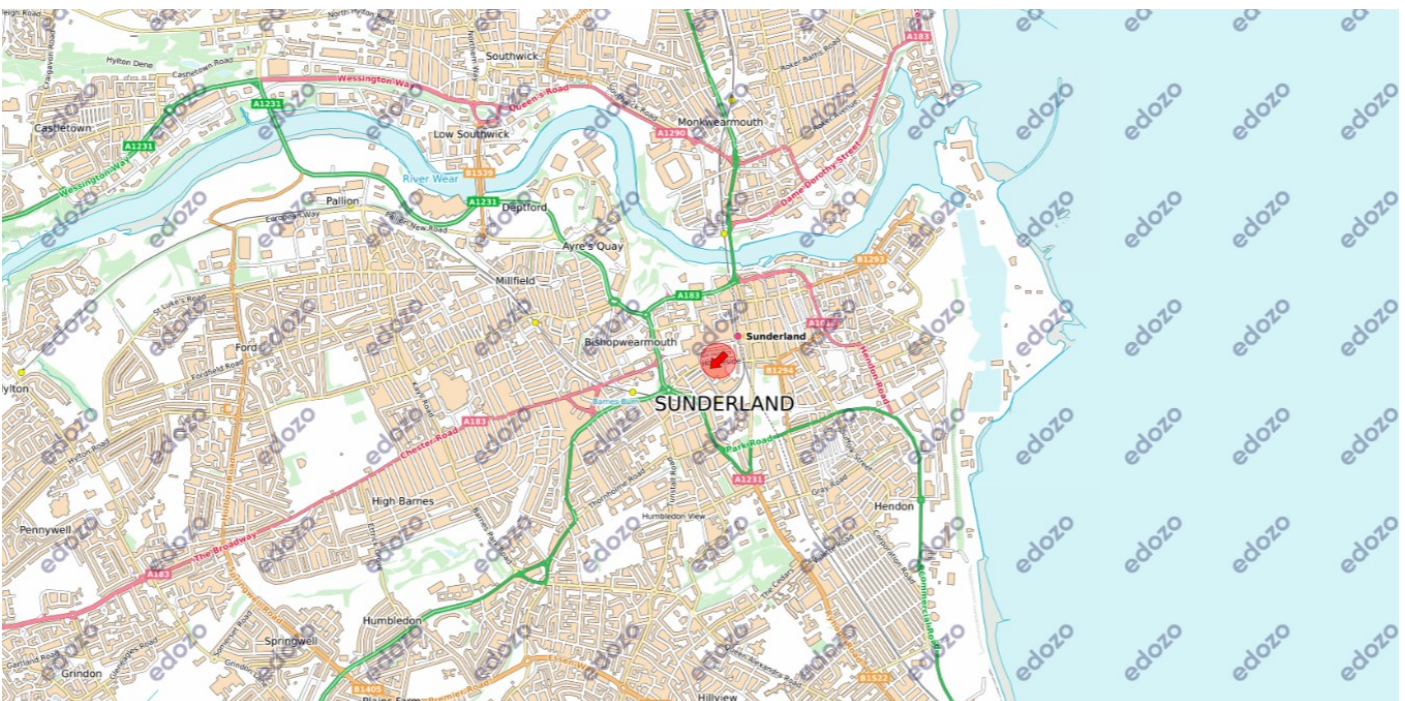
As one of the main public transport hubs serving Sunderland, the station boasts strong annual footfall;

Park Lane Metro Station: 328,208

Park Lane Bus Station: 6,307,713



*Location highlighted in red\**



## Description

The property comprises a ground floor only retail unit that is positioned close to the main Park Lane entrance of the popular interchange. It is currently utilized as a newsagents and is of a loosely rectangular shape. The property has a single customer entrance fronting into to the main Interchange concourse and is positioned directly adjacent to a number of the stations bus stands.

Internally, the unit is fitted to include;

- Electric roller shutter security door
- Return frontage
- Large access point for customers

### Internal photography\*



### Unit visibility from bus station concourse\*



## Accommodation

The accommodation provides the following net internal area:

Accommodation	Sq. m	Sq. ft.
Sales area	22	236
<b>Total</b>	<b>22</b>	<b>236</b>

## Services and EPC

The unit is supplied with electricity and the property has an EPC rating of D-90

## Terms

The unit is available by way of a new lease for a term of years to be agreed at a rent of £12,000 per annum.

## Service Charge

An estate service charge equivalent to £2,800 per annum exclusive is recoverable from the occupier for upkeep and maintenance of the estate.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information



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Subject to Contract March 2024