

TO LET

- ✔ Units 2 & 3 Fronting onto Athenaeum Street
- ✔ Pop Up Site to be within the Station Concourse
- ✔ Approx 4,000 Passengers Daily
- ✔ Within the Newly Redeveloped Station Building
- ✔ Pop Up Dimensions To Be Agreed

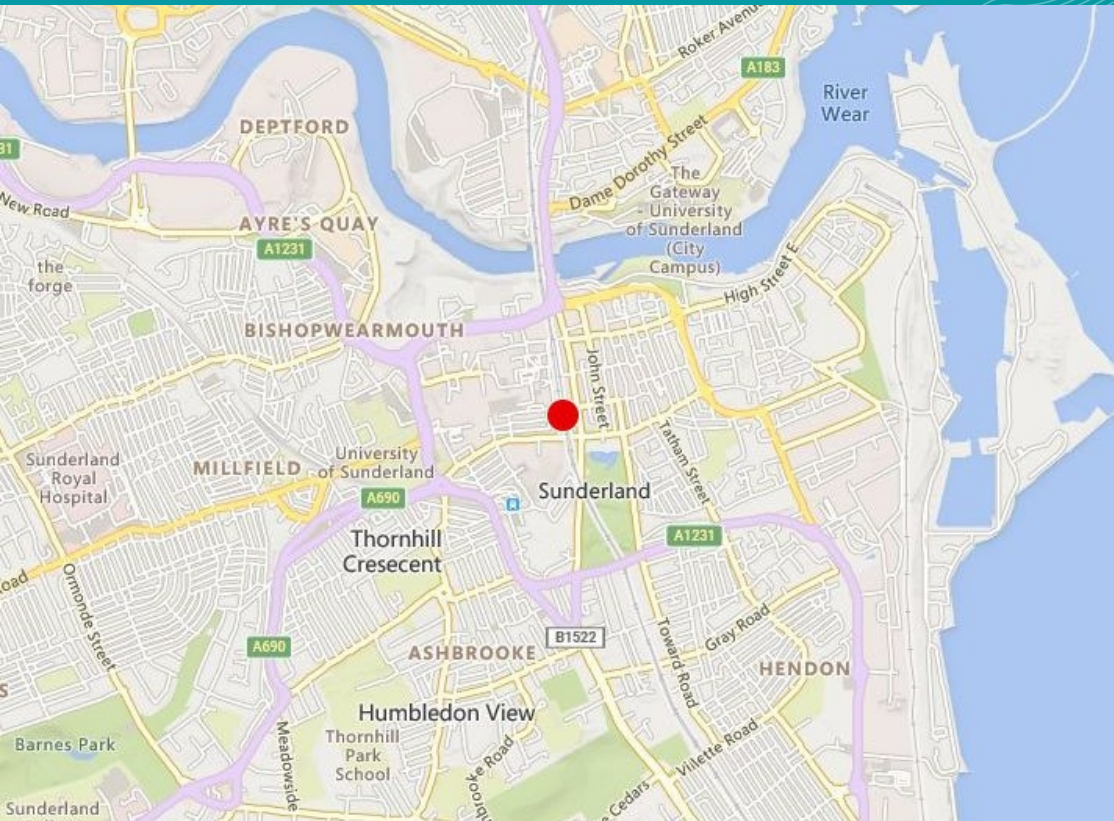


Sunderland Station, Athenaeum Street, Sunderland SR1 3HP

Commercial Opportunity

100 - 536 Sq Ft
(9 - 50 Sq M)

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DESCRIPTION

On behalf of Northern, Units 2, 3, and a pop-up / tenant-supplied kiosk site are available at the newly redeveloped Sunderland Station. Units 2 and 3 benefit from frontages onto Athenaeum Street, while the pop-up site is located within the station concourse. Utility connections are available. Rental offers are invited, supported by a business proposal. The station serves approximately 4,000 rail and Metro passengers daily.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Pop Up	100	9
Unit 2	533	50
Unit 3	536	50
Total	1,169	109

SERVICE CHARGE

The landlord will reserve the right to charge a service charge equivalent to 7.5% of the annual rent.

INSURANCE

The landlord will reserve the right to charge an insurance contribution equivalent to 2.5% of the annual rent.

LOCATION

The interchange station is located in the heart of the city centre, adjacent to The Bridges shopping centre and frontage onto both Market Street and Athenaeum Street. Rail services include Northern, Grand Central and Nexus (Metro).

TERMS

A New Effective Full Repairing and Insuring Lease for a Term to be agreed excluded from the Landlord and Tenant Act 1954 Security of Tenure

RENT

The Landlord is seeking rental offers supported by a business plan.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

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

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

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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