

# Licensed & Leisure Opportunity To Let

17 Vine Place  
Sunderland  
Tyne & Wear  
SR1 3NE

## Bradley Hall

0191 563 4242  
sunderland@bradleyhall.co.uk  
www.bradleyhall.co.uk  
47 Frederick Street, Sunderland, SR1 1NF



# Key Info



The property is available  
at £21,000 per Annum



Former drinking  
establishment



Prominent retail unit  
in busy & popular  
location



Good Transport  
Links



EPC Rating C(74)



Available by way of  
new lease term



NIA 195.7m2 (2,107 sq.ft)

# LOCATION

The subject property is situated on Vine Place which is an established secondary retailing parade to the southwest of Sunderland City Centre. The Park Lane public transport interchange along with The Bridges Shopping Centre are in close proximity and provide associated car parking provision. Occupiers in the surrounding area are predominantly local operators with numerous public houses and licensed properties within this particular area of the city centre. Occupiers adjacent to the subject property and within the nearby vicinity include, TK Maxx, William Hill, Ttonic, Chilino's and Cooper Rose along with numerous others.



# DESCRIPTION

The property is a mid to late 20th-century end-terrace building located on Vine Place. Formerly operating as a bar, the premise is arranged over two floors. The ground floor features a bar area along with WC facilities. A staircase provides access to a basement level, which includes a kitchen, an office, and additional WC facilities.

# ACCOMMODATION

Part	Sq Ft	Sq M
Ground Floor	1550sq.ft	144m2
Basement	548sq.ft	51.7m2
<b>Total</b>	<b>2,107sq.ft</b>	<b>195.7m2</b>



# Important Information



The property is available by way of a new lease, at a rent of £21,000 per annum, subject to terms.

## Rating Assessment

The rateable value of the premises as at 1 April 2023 is £15,000 and the estimated rates payable for the current year is £7,485. 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.

## AML 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.

## EPC

C(74)

## Legal Costs

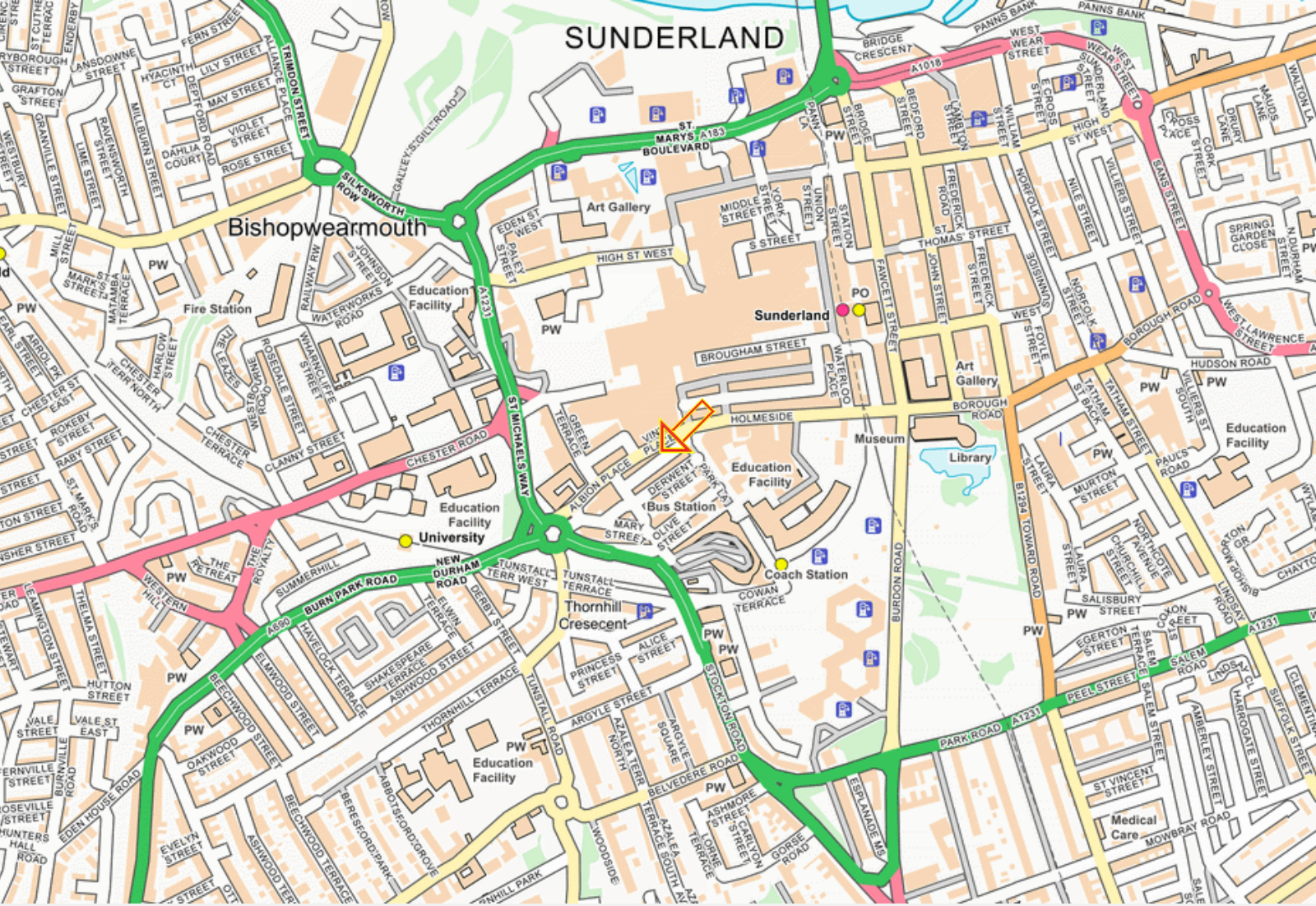
Each party is responsible for their own legal costs.

## 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.

## Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February\\_2020\\_Code\\_For\\_Leasing\\_Business\\_Premises\\_England\\_And\\_Wales\\_1st\\_Edition.pdf](#)



# For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited.

**Michael McGhin**

**Tel:** 0191 563 4242

**Email:** [Michael.mcghin@bradleyhall.co.uk](mailto:Michael.mcghin@bradleyhall.co.uk)

# Bradley Hall

0191 563 4242

[Sunderland@bradleyhall.co.uk](mailto:Sunderland@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

47 Frederick Street, Sunderland, SR1 1NF

### IMPORTANT NOTICE

- Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
  - 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
  - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
  - 5) All details are provided Subject to Contract