

57 Fawcett Street

57 Fawcett Street, Sunderland, Tyne & Wear,
SR1 1SE

City Centre Ground Floor Retail Unit

Carpets - Vinyls - Laminates
Wood - Bespoke Design Flooring



BETFRED



HARRISON
HOUSE
57A FAWCETT ST.



To Let

Bradley Hall

DESCRIPTION

The subject property occupies a prominent position on Fawcett Street, one of Sunderland city centre's principal commercial thoroughfares. The premises comprise a ground floor retail unit currently occupied by Betfred and will be available from June 2026.

Internally, the accommodation provides a spacious open-plan retail sales area together with a betting counter, staff room facilities, WC, and customer WC accommodation. The unit is suitable for a variety of retail, leisure, or service-based uses, subject to the necessary consents.

KEY SPECIFICATION

- City Centre Ground Floor Retail
- Available June 2026
- Prominent Main Road Position
- Excellent Footfall & Passing Traffic
- Within the Sunnyside Conservation Area
- EPC Rating: D77
- NIA 85.74 sq.m (922 sq.ft)

USE

The premise falls within Sui Generis Class and was previously used as a betting shop.



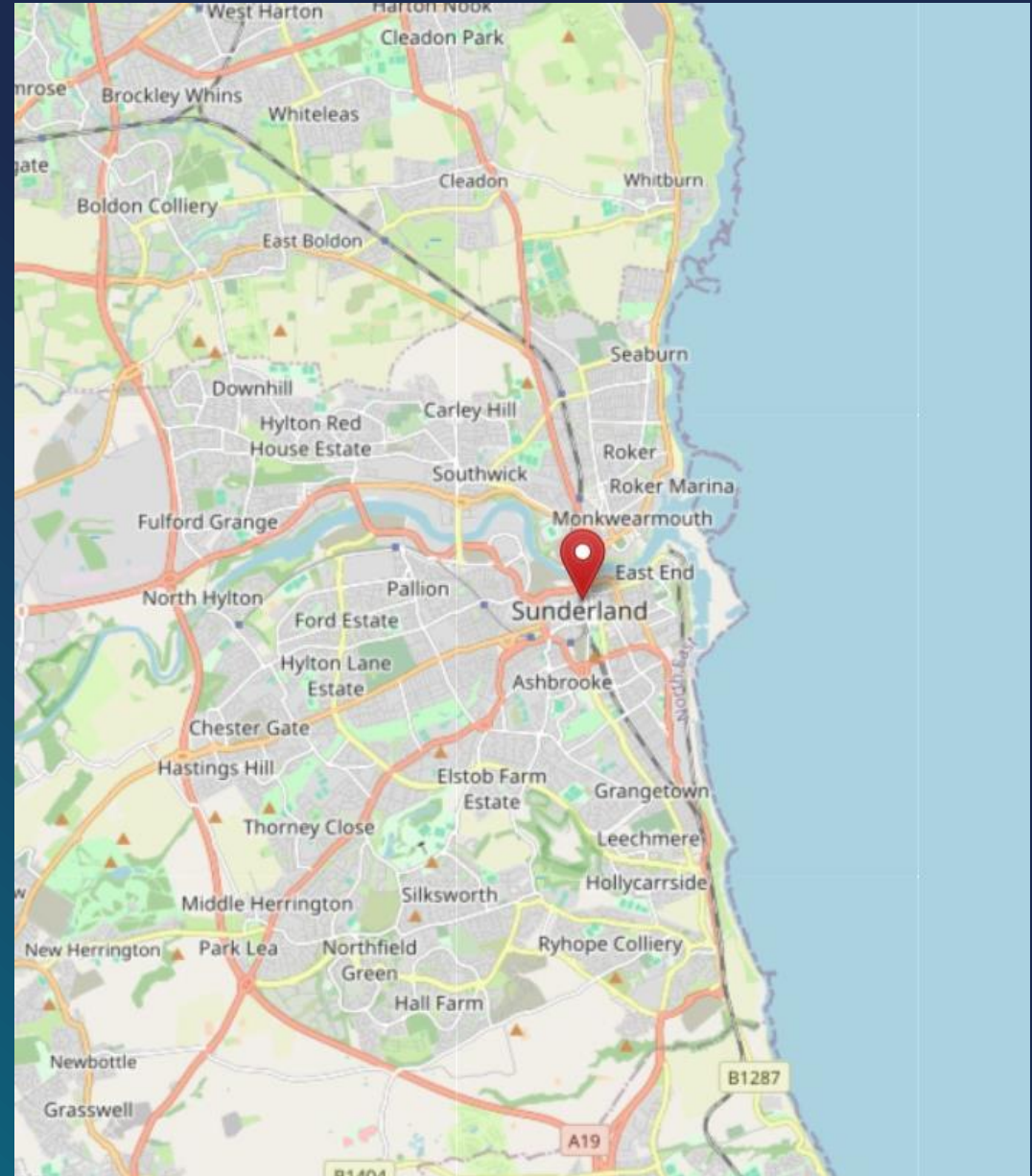
Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Retail	85.74	922
TOTAL	85.74	922

LOCATION

Fawcett Street occupies a prominent position in the heart of Sunderland city centre and remains one of the city's best-known commercial thoroughfares, linking directly to key retail, business and transport destinations. The street benefits from strong pedestrian footfall, excellent public transport accessibility, and immediate proximity to Sunderland railway station, major bus routes, and the city's principal shopping core.

Surrounding occupiers include a mix of national retailers, financial institutions, food and beverage operators, and service providers, creating a vibrant trading environment throughout the day. The location also benefits from nearby city centre regeneration, including High Street West and the Vaux development, which continue to strengthen Sunderland's commercial offer and increase visitor activity. Historically one of Sunderland's principal retail streets, Fawcett Street now supports a diverse mix of retail, leisure, office and residential uses, making it an established and highly accessible business location.





EPC RATING

D77

TERMS

Available by way of new FRI lease terms at an asking rent of £14,000 (Fourteen Thousand Pounds per annum)

VAT

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

RATING

Interested parties should confirm the current position with the Local Authority.

VIEWING

For all enquiries and viewing arrangements please contact as below.

CONTACT

Bradley Hall Sunderland

Tel: 0191 563 4242

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Bradley Hall

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