



City Centre Retail Unit

9,950 ft² (924 m²)

- Prominent city centre retail unit
- Close to station and Bridges Shopping Centre
- Currently fitted as customer service centre
- Suitable for a variety of uses subject to planning
- Terms upon application

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: +44 (0)191 466 1349

Jessica Ross
E: jessica@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1567

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

31-32 Fawcett Street, Sunderland, SR1 1RE

Location

The property is situated on the east side of Fawcett Street in the heart of Sunderland City Centre close to the National Rail and Metro Station and the pedestrianised area around The Bridges Shopping Centre.

Nearby occupiers include JD Wetherspoons, Gentoo, Virgin Money, Post Office, TSB, NatWest and Barclays.

Description

Large retail unit currently fitted out as a Sunderland Customer Support Centre with a disabled access lift serving ground and basement. The unit is readily adaptable for a range of alternative uses.

Accommodation

The current floor areas are as follows:

Unit	M ²	Ft ²
Ground Floor	576	6,200
Basement	348	3,750
Total	924	9,950

Rent

£30,000 per annum.

Rates

The current Rateable Value for the ground floor is £51,500 giving rates payable of £26,368.

Service Charge

There will be a service charge to cover the maintenance of the exterior and common parts. Budget information will be available on request.

EPC

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. 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.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order