

TO LET

High Street Retail

**johnson
tucker**

chartered surveyors & property consultants

**17 Fawcett Street
Sunderland
Tyne & Wear
SR1 1RH**



- Ground floor city centre retail unit
- Prominent location close to many local and national operators
- Ground Floor sales: 82.77 m² (891 ft²)
- Asking rent £13,000 per annum (exclusive)



Johnson Tucker LLP, The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL
T: 0191 269 7890 E: info@johnsontucker.co.uk W: www.johnsontucker.co.uk



LOCATION

The property is located on Fawcett Street in Sunderland City Centre close to the junction with St Thomas Street. The unit occupies a prominent location in the city centre, only 3 minutes walk to Sunderland metro/train station and close to nearby occupiers including, Wilkinsons, Post Office, and Flannels designer department store. Fawcett Street is also the preferred location of major banks including Barclays, Lloyds and Natwest amongst others. There has been recent major investment in the area providing including new student residential development and improved pedestrianised areas.

DESCRIPTION

The unit comprises a cleared ground floor sales area with ancillary rear storage. It has the benefit of electric roller security shutters and WC facilities.

ACCOMODATION

Ground floor sales –	82.77 sq m	(891 sq ft)
Ground floor rear stores-	7.99 sq m	(86 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £13,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Ground Floor: £26,250

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An energy performance certificate has been commissioned and will be available as soon as possible.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.

Contact Kristian Sorensen on 0191 2697892 or

kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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