

TO LET

Ground Floor Retail Unit

**18 John Street
Sunderland
Tyne & Wear
SR1 1HT**



- Return frontage retail unit with parking
- Size: 130 sq m (1,399 sq ft)
- Nearby Occupiers include TSB Bank, Your Move and Ben Hoare Bell Solicitors
- Asking Rent: £12,500 per annum

LOCATION

The property is located on the corner of John Street and Athenaeum Street in the professional centre of Sunderland city centre.

Nearby occupiers include TSB Bank, Your Move, Ben Hoare Bell Solicitors.

DESCRIPTION

The property comprises a retail unit fronting onto both John Street and Athenaeum Street.

The unit has the benefit of a return glazed frontage, suspended ceiling, recessed lighting and a laminate floor. Ancillary space includes a staff kitchen/breakout area, rear manager's offices and basement storage. The property benefits from a rear car parking space whilst additional parking may be available by way of a separate licence.

ACCOMMODATION

Ground floor:	123.21 sq m	(1,326 sq ft)
Basement:	7.69 sq m	(83 sq ft)
Total:	130.9 sq m	(1,409 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £12,500 per annum (exclusive). All other terms are to be agreed by negotiation.

EPC

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

RATING ASSESSMENT

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

Shop & Premises: £11,500

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.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

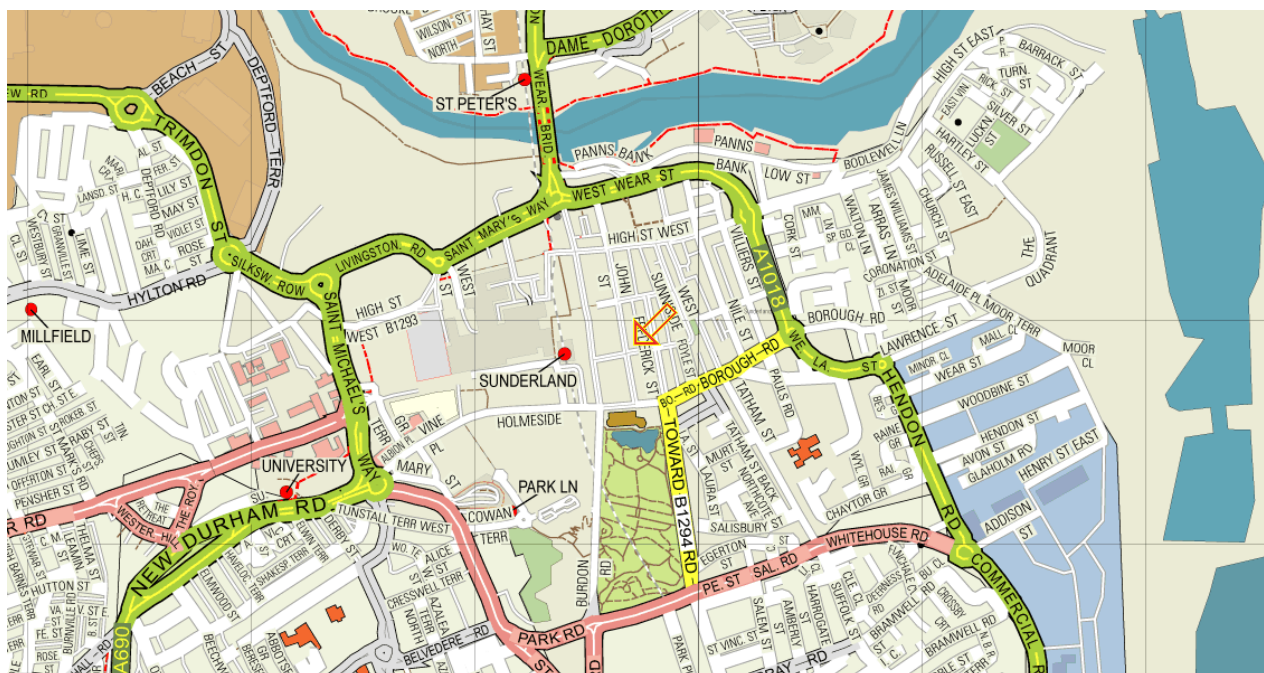
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or
kristians@johnsontucker.co.uk

Alternatively, please contact Mario Jaconelli at our joint agents Lofthouse & Partners - 0191 565 8844

SUBJECT TO CONTRACT



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