

# TO LET

**Prominently Positioned  
Offices, Warehouse & Retail Space**

**johnson  
tucker**  
chartered surveyors & property consultants

**Unit 1 & 2 Formerly  
Enterprise Rent-A-Car  
16-18 North Bridge Street  
Sunderland  
SR5 1AB**



- **Former Enterprise Rent-A-Car premises 4,084 sq ft.**
- **Busy location, close to Sunderland City Centre.**
- **Showroom / Offices – 2,687 sq ft.**
- **Immediately opposite St Peters, Sunderland Metro Station.**



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 North Bridge Street immediately to the north of Sunderland city centre very close to the River Wear and Wearmouth Bridge. The property fronts the A1018 (North Bridge Street) which is one of the busy arterial routes into Sunderland from the north. The property benefits from a good amount of sustained passing traffic and there are bus stops immediately outside the property with St Peters Metro Station situated adjacent to the building.

## SITUATION

The local area is one of mixed land uses with a number of industrial/warehouse occupiers nearby in addition to car showroom the Stadium of Light, Tesco Extra among others. Contained within the industrial estate opposite the subject property are occupiers including Direct Van Hire and Europe Cars Sunderland amongst other national and regional industrial occupiers.

## DESCRIPTION

The premises comprise three independently accessed units.

Unit 1 was formerly occupied by Enterprise Rent a Car consisting of retail/office space fronting North Bridge Street with a garage/workshop immediately to the rear with additional roller shutter entrance accessed from Barclay Street. The workshop can be made available separately or can be included with the front retail/office space as necessary.

Unit 2 comprises ground floor reception and a series of cellular offices with main road frontage from North Bridge Street. The premises comprise well-presented office space over ground and first floor with suspended ceiling, recessed lighting and partitioned office cubicles. The office fit out can be retained or stripped out as necessary depending on the intended use of the unit.

## ACCOMODATION

The property briefly comprises as follows:

Unit 1	Description	Sq m	Sq ft
Ground Floor	Retail/Office	170.9	1,840
Ground Floor	Garage/Workshop	200.67	2,160
Ground Floor	Garage/WC	7.84	84.39
<b>Total</b>		<b>379.41</b>	<b>4,084.39</b>

Unit 2	Description	Sq m	Sq ft
Ground Floor	Showroom/Offices	86.95	936
Ground Floor	Stores	47.38	510
Ground Floor	WCs		
First Floor	Offices & Stores	115.29	1,241
<b>Total</b>		<b>249.62</b>	<b>2,687</b>

## TERMS

All units are available to let on full repairing and insuring terms and the following rents are exclusive of VAT.

- Unit 1 - £19,950 per annum
- Unit 2 - £15,000 per annum

All of the terms of the lease are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2010 Valuation List is as follows: -

16-18 North Bridge Street - £15,750

RM Myers & Co, 18 North Bridge Street - £6,300.

The Uniform Business rate for the year 2017/2018 is 46.6 pence in the pound.

## LEGAL COSTS

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

## EPC

Energy performance certificates are available on request.

- AM Myers & Co Ltd – 18 North Bridge Street – D (76).
- Enterprise, 16-18 North Bridge Street - G (189).

## VAT

The property is not elected to tax and therefore no VAT is payable in addition to rent.

## 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. Please contact Daniel Capobasso on 0191 269 7890

## SUBJECT TO CONTRACT

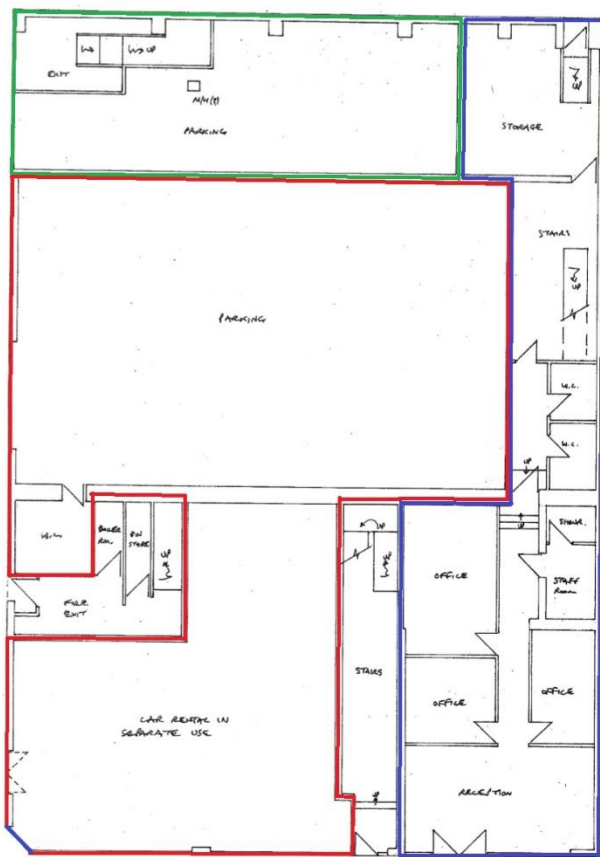
### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
  2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
  3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
  4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
- The statement does not affect any potential liability under the Property Misdescriptions Act 1991.



## Ground Floor



## First Floor



Please note: Plans are for illustration purposes only. They are not to scale. Scale drawn plans are available on request.





Street Scene



Garage/Workshop



Shop Front



Offices



Unit 1 Reception



Unit 1 Warehouse