

HIGH STREET PROPERTY / CLASS A3
18 Market Square, Sunderland SR1 3HW



Rent: On application

Total Area

7,800 Sq ft / 725 Sq M

WITHDRAWN

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Reid Birkett

Mike Birkett

Tel: 01661 820771

Mob: 07947 134117

Email: mike@reidbirkett.co.uk

**SUPERB LEISURE UNIT OPPORTUNITY WITH
STRIKING NEW FULL HEIGHT GLAZED SHOP
FRONT****Location:**

The property is situated on Market Square, located directly opposite the Bridges Shopping Centre entrance.

The Tyne & Wear Metro and Rail Stations are in close proximity.

Nearby occupiers include KFC, COSTA, BURGER KING and CAFFE NERO.

Accommodation:

The property has planning permission for the owner to install an extensive new full height glazed frontage.

This will provide fantastic visibility and a real focal point centrally within the City Centre.

Internally, the accommodation is arranged over ground and first floors, with the first floor 'flying-over' the CEX store below.

The first floor slab has been cut back from the front to create an imposing atrium feature as customers enter the premises. Please see the video link which showcases the impressive internal features.

Demise:	Sq Ft	Sq M
Ground Floor	2926	272
First Floor	4877	453

Rent:

Upon application

Tenure:

A new lease is available for a term of years to be agreed.

Planning Permission:

The premises has consent for A1 and A3 planning uses.

Business Rates:

The premises has yet to be assessed for rating purposes. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

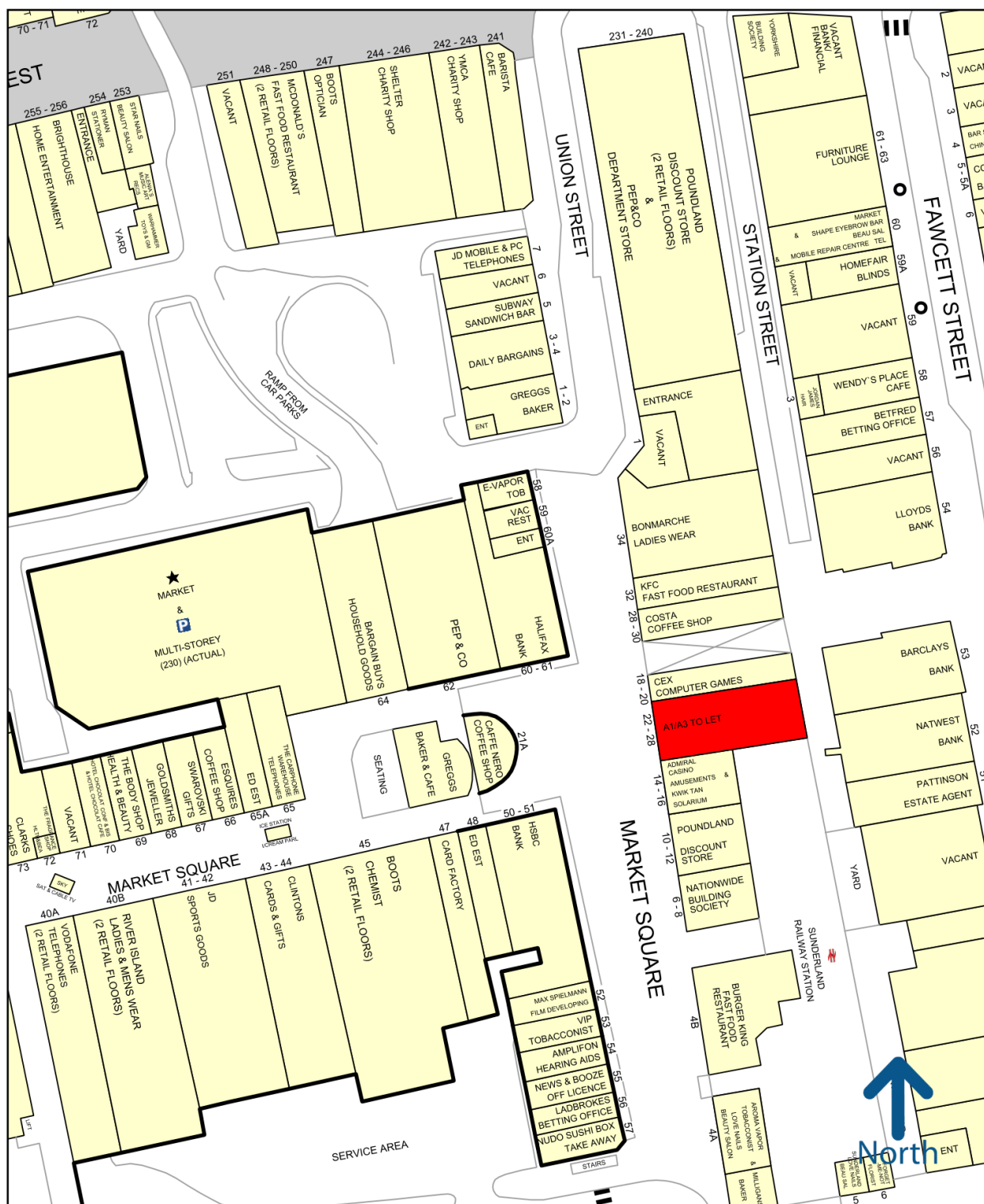
June 2020

Subject to Contract

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Sunderland



Experian Goad Plan Created: 08/06/2020
Created By: Barker Proudlove Ltd