

Leeds Office: 0113 388 4848

**Manchester Office**: 0161 631 2852

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



# Rent: On application **Total Area** 7,800 Sq ft / 725 Sq M

Viewing Strictly through the joint letting agents.

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# 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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2020

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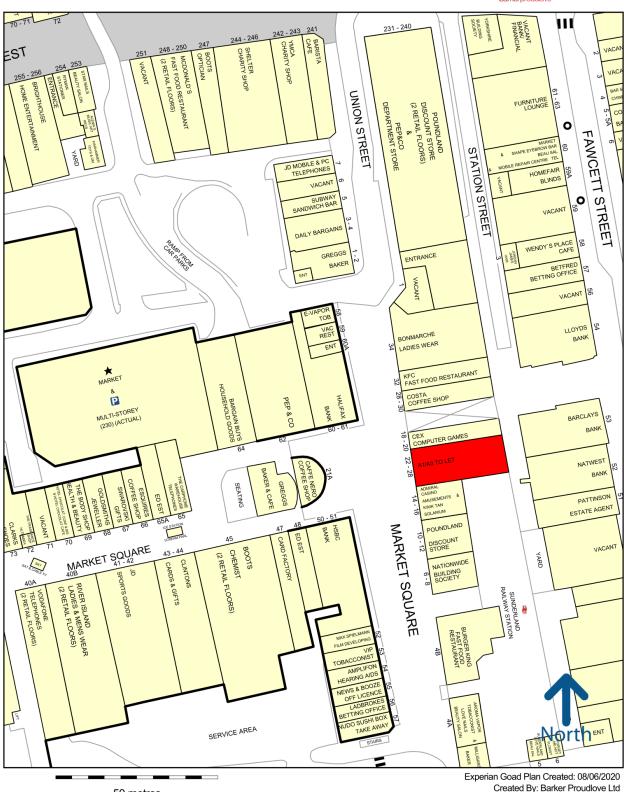
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#### Sunderland





50 metres