

HIGH STREET PROPERTY / CLASS E

LANDMARK 33-42 Fawcett Street, Sunderland SR1 1RU



Price: On application

Total Area

107,862 Sq ft / 10,020 Sq M

**FOR
SALE**

Viewing Strictly through the sole selling agent.

Barker Proudlove

Mark Proudlove

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LARGE FORMER WILKO PREMISES**Location:**

Prominent corner location fronting Fawcett Street and Waterloo Place, situated close to Market Square, The Bridges Shopping Centre and the City Centre's Rail and Metro Station.

Nearby occupiers include the City Library, Laser Quest, J D Wetherspoon, Yates's, The Post Office, Newcastle Building Society and Santander.

Accommodation:

The premises comprise an imposing detached former department store, arranged over 6 floors extending to approx 10,020 m2 (107,860 ft2), with sales accommodation on 4 floors and escalator access to all sales floors, together with two passenger lifts and two goods lifts all in situ.

The third floor was previously used by an independent cafe operator, so there is potential for this arrangement to be reinstated under a sub-tenancy agreement.

Interest over part only may be considered.

Demise:	Sq Ft	Sq M
Ground Floor	19670	1827
First Floor	20422	1897
Second Floor	17762	1650
Third Floor	15794	1467
Basement Floor	19875	1846
Fourth Floor	14338	1332

Rent:

Upon application

Tenure:

Subject to formal vacant possession, a new lease is available for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £230,000. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - E

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:

September 2023

Subject to Contract

Without Prejudice

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Sunderland



Experian Goad Plan Created: 15/09/2023

Created By: Barker Proudlove Ltd

