



£14,500 Per Annum

Maritime Street, SR1 3JQ

Description

A purpose-built two storey double fronted retail shop unit with first floor storage/offices/showroom and providing a prominent window frontage within the heart of Sunderland's city centre, being only 50m from The Bridges shopping centre and 200m from Park Lane Interchange. An ideal cafe opportunity/ Tapas bar / hairdressers etc.

Accommodation: the property briefly comprises:

Ground floor retail - 66m²

First floor storage - 49m²

First floor kitchen - 6m²

Maritime Street, Sunderland, SR1 3JQ

Location

Maritime Street is a busy pedestrianised city centre retail location within the heart of Sunderland City Centre. A number of National Traders are represented nearby including TX Maxx and Greggs.

Accommodation

The property briefly comprises;

Ground floor retail - 66m²

First floor storage - 49m²

First floor kitchen - 6m²

Tenure

A new lease is available at a commencing annual rental of £14,500 for a term of years to be agreed.

Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Viewing

Contact Paul Airey or Emma Owens:

0191 514 5777

paul@paulairey.co.uk

emma@paulairey.co.uk

Rateable value

The Valuation Office Agency has confirmed the rateable values as follows:

£27,500 (Twenty seven thousand five hundred pounds)

Business rates

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti-Money laundering regulations, the tenant will be required to provide two forms of identification together with confirmation of the source of funding.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	