

TO LET

RETAIL/TRADE COUNTER UNIT



Sanderson
Weatherall



190-206 Roker Avenue, Sunderland SR6 0BN



Key Points

- **Close Proximity to Sunderland City Centre**
- **Asking Rent £45,000 per annum**
- **Total Area: 736.26 sq m (7,925 sq ft)**

Location

The property is located in a prominent retail area on the north bank side of Sunderland City Centre. The unit benefits from excellent road links being just off the A1018, a main trunk road through Sunderland. This in turn provides easy access to the A690 and the A19.

The property is situated on the south side of Roker Avenue (A1018) a principal one-way system on the north side of the River Wear approximately ¼ mile north of Sunderland City Centre.

The surrounding area is a mixture of predominantly Local Authority owned housing or low-cost terraced housing and mixed commercial City Centre infill, predominantly of a retail nature.

Nearby operators include Lidl, B&M Store, Tesco Extra, Pure Gym, Franks Flooring, McDonalds, Poundland and Farmfoods amongst numerous others. Wynsors and Easy Bathrooms have both recently acquired space on site within the recently refurbished/reconfigured former Topps Tiles unit.

Description

The subject property is of steel frame construction under a multi pitched roof with perimeter blockwork walls. The unit benefits from ample car parking provision on site and provides a spacious retail sales warehouse with ancillary storage, office, kitchen and WC facilities. The unit also benefits from solid concrete flooring throughout, electric roller shutter door access and an approximate eaves height of 4 metres.

Accommodation

We understand that the property comprises of the following approximate gross internal floor areas:

Ground Floor: **736.26 sq m (7,925 sq ft)**

Asking Rent

The property is available to rent by way of an effective Full Repairing and Insuring Lease via service charge at an asking rent of £45,000 per annum exclusive for a term of years to be agreed, subject to contract.

Service Charge

The tenant will contribute a fair and reasonable proportion towards the general maintenance and repair to the external parts of the property including the tarmacadam car parking surface.

Service charge is currently assessed at £6,013.87 per annum exclusive.

Insurance

The landlord will insure the building and recover the premium from the tenant upon demand. Insurance premium is currently assessed at £824 per annum exclusive.

Tenant is responsible for obtaining their own contents insurance.

Services

We understand the property benefits from water and electrical services, however, interested parties are advised to carry out their own investigations with regard to this matter.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

Planning

The property currently has consent for E use class under the Town & Country Planning Use Classes Order as amended 01.09.2020. The property may be suitable for a variety of alternative uses subject to obtaining the necessary planning consent via the Local Planning Authority.

Energy Performance Certificate

The property has a current Energy Asset Rating of Band E (106).

A full copy of the valid EPC can be obtained via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value £37,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Sunderland City Council.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.



Tile
Giant

EASY BATHROOMS
THE BATHROOM EXPERTS

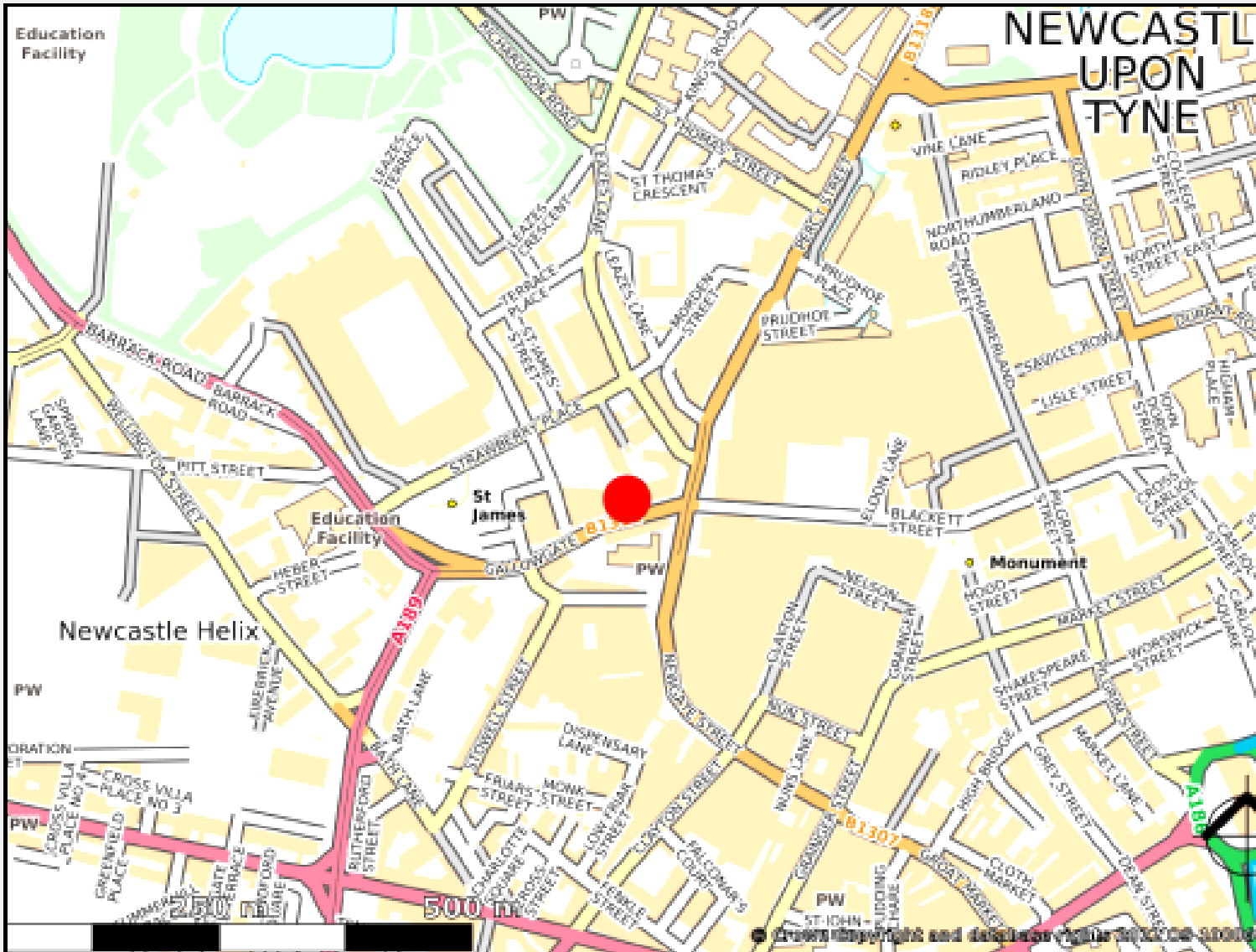
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Homecare

Homecare

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Further Information

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