

TO LET (SUB LEASE)

172 ROKER AVENUE, SUNDERLAND, SR6 0HQ

On the Instructions of:



For the good
of entertainment



- Suitable for a variety of uses subject to planning.
- Busy Suburban Retail Parade.
- Ground Floor Sales 43 sq m (460 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: **A.W. Winlow Opticians**, **PJ's Barber Shop**, **Coral Bookmakers** and **The Roker Tandoori**. The **Roker Retail Park** is located nearby, which is anchored by a **Tesco Extra** store.

SITUATION

The property is situated close to the junction between Roker Avenue and the A1018, which is one of the main routes into Sunderland town centre from the North. The premises are made up of the ground floor element of a traditional mid terraced brick-built property with residential accommodation above.

ACCOMMODATION

Arranged over ground floor only with kitchen and staff WC facilities.

Internal Width	5.26m	17'3"
Built Depth	9.37m	30'9"
Ground Floor Sales	43m ²	460ft ²
Staff WC's	2m ²	20ft ²

LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 14th April 2027 at a passing rental of **£5,000 per annum** exclusive. There is a break option on 14th April 2022 subject to giving the landlord a minimum of 6 months' notice.

Short-Term Deals and a New Lease subject to Surrender will be considered subject to negotiation.

EPC

The property has an Energy Performance Certificate of **Band F (141)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£4,150
2020/2021 UBR	£0.499
Estimated Rates Payable	£2,070

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

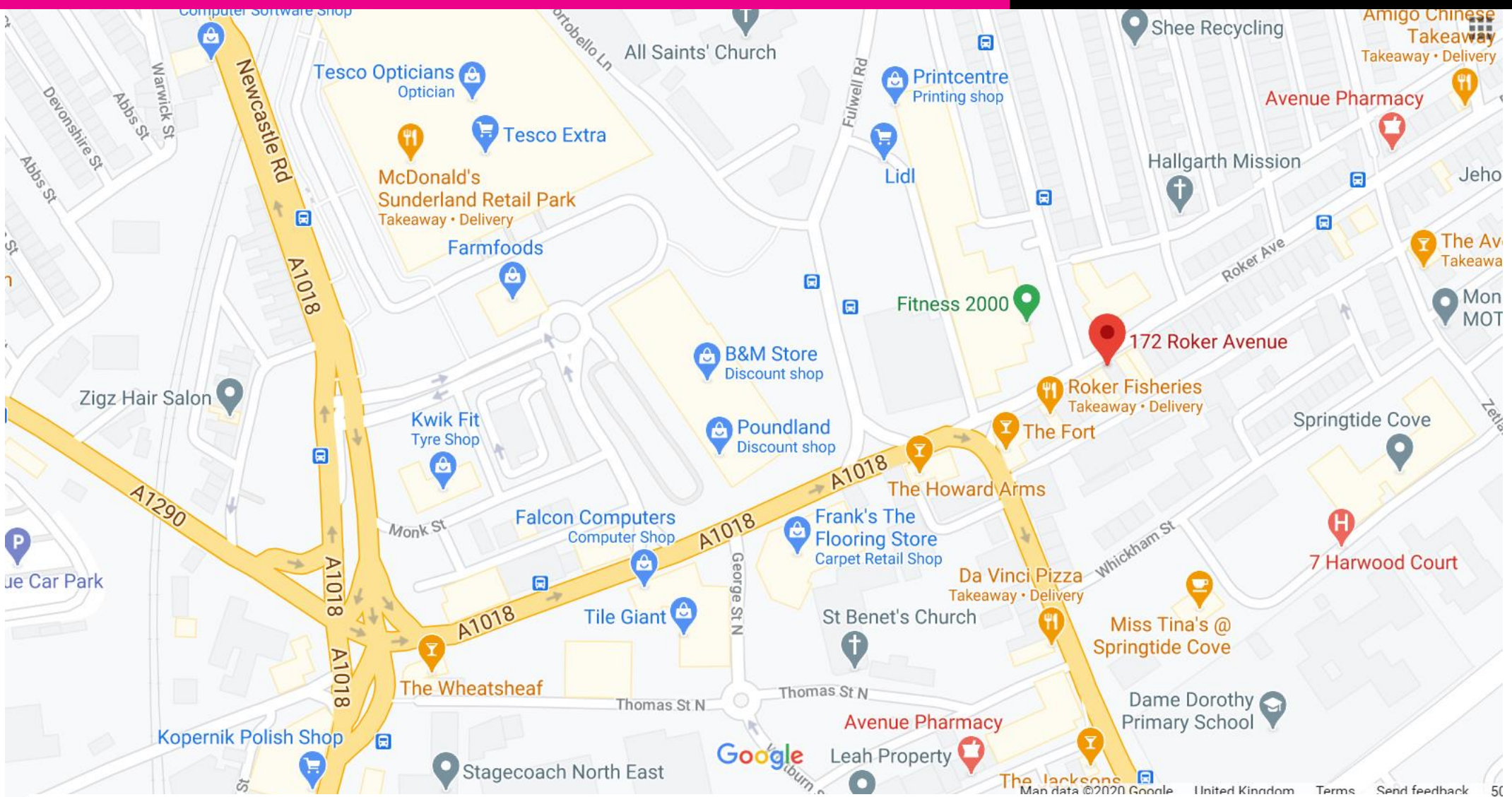
VIEWING

For enquiries, viewing, and general information, please contact:
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