

TO LET (SUB LEASE) 218-219 HIGH STREET WEST/69 JOHN STREET, SUNDERLAND, SR1 1TZ

On the Instructions of:



For the good
of entertainment



- Suitable for a variety of uses subject to planning.
- Prominent Corner Position.
- Ground Floor Sales 83 sq m (897 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: *Kaspa's Desserts, Cycle World, Roz Hair Salon, Print Swift, Hidden Gem and Darke Cycles.*

SITUATION

The property sits prominently on the corner of High Street West and John Street directly opposite the substantial Sunnyside Leisure scheme, where occupiers include Empire Cinema, MFA Bowling, Nando's and Grosvenor Casino.

ACCOMMODATION

Arranged over ground floor and basement with kitchen and customer/staff WC facilities.

Gross Frontage	5.79m	19'0"
Return Frontage	16.87m	55'4"
Internal Width	5.54m	18'2"
Shop Depth	15.47m	50'9"
Ground Floor Sales	83m ²	897ft ²
Basement Stores	35m ²	373ft ²

LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 1st August 2027 at a passing rental of **£20,000 per annum** exclusive. There is a break option on 15th 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 D (80)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£10,000
2020/2021 UBR	£0.499
Estimated Rates Payable	£4990

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.

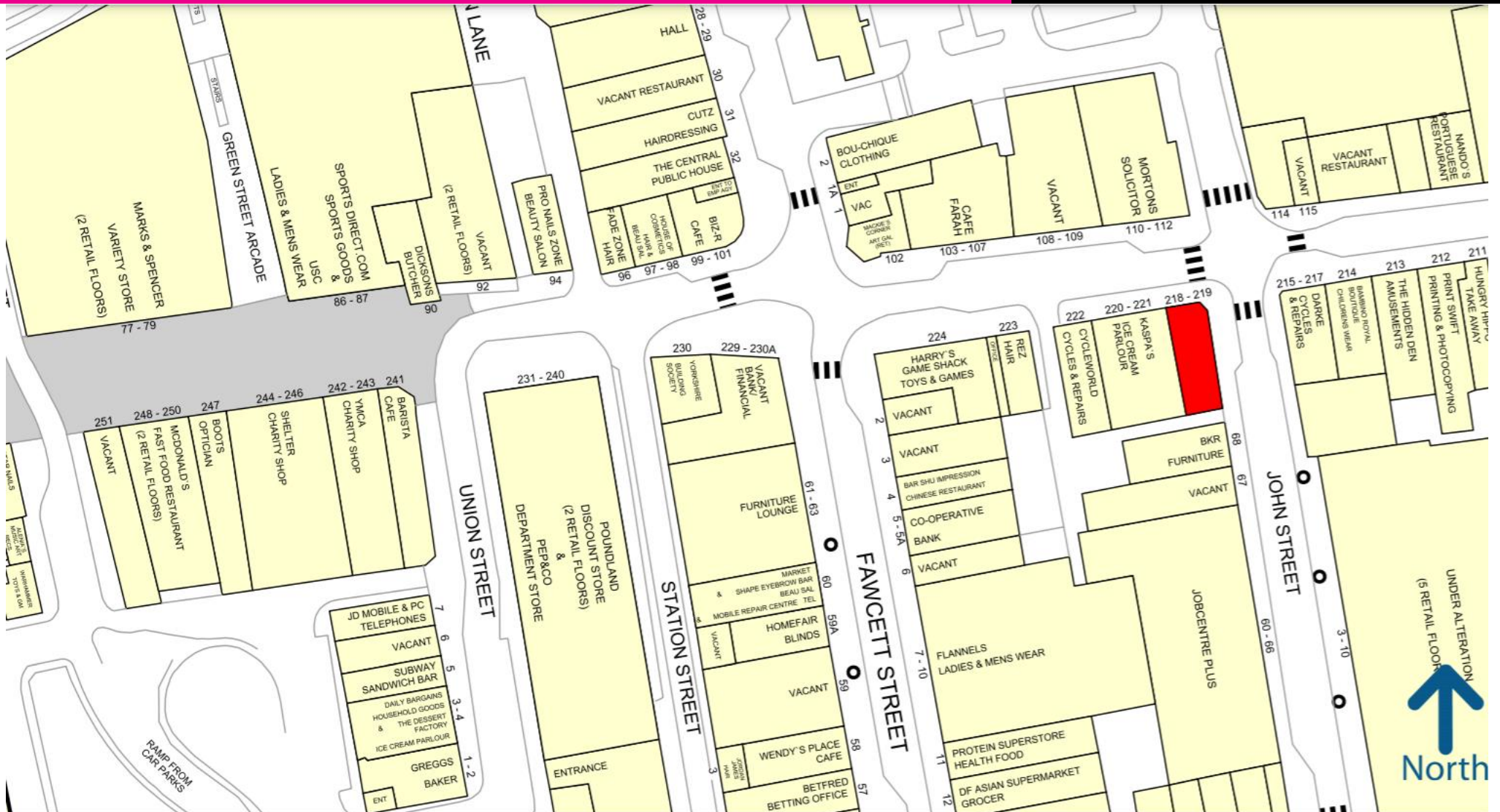
VIEWING

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