

TO LET NEW BUILD UNIT, ROKER AVENUE, SUNDERLAND, SR6 0BN



- Prominently located retail/trade counter opportunity, directly adjacent to Wynsors & Easy Bathrooms
- Planning Use Class E / B8, alternative use classes considered STP
- New development available on a Pre-Let basis
- Available Q1 2024
- GIA of 370 sqm (3,982 sq ft)
- Nearby occupiers include **Lidl, Tesco Extra, Tile Giant, B&M Store, Franks Flooring, Pure Gym and McDonalds.**

LOCATION/SITUATION

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

The opportunity provides a new build retail/trade counter unit available on a pre-let basis comprised over ground floor level. The modern unit facing directly onto Roker Avenue will benefit from solid concrete flooring throughout, glazed frontage, 3-phase electricity, large roller shutter doors to the side elevation and on-site car parking provision.

Internally the unit will provide a minimum eaves height of 5.5m and will be available in a shell specification with services capped off awaiting tenant fit out works to commence.

ACCOMMODATION

We understand that the property will provide a gross internal floor area: -

Ground Floor **370 sq m** **(3,982 sq ft)**

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£13.00 per sq ft** exclusive.

EPC

An Energy Performance Certificate will be available upon request once the development has been completed.

BUSINESS RATES

The property will need to be assessed by the Valuation Office Agency upon practical completion of the proposed development.

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

SERVICES

We understand that mains' water and electrical services will be connected to the property however any interested parties should make their own investigations with regard to this matter.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING

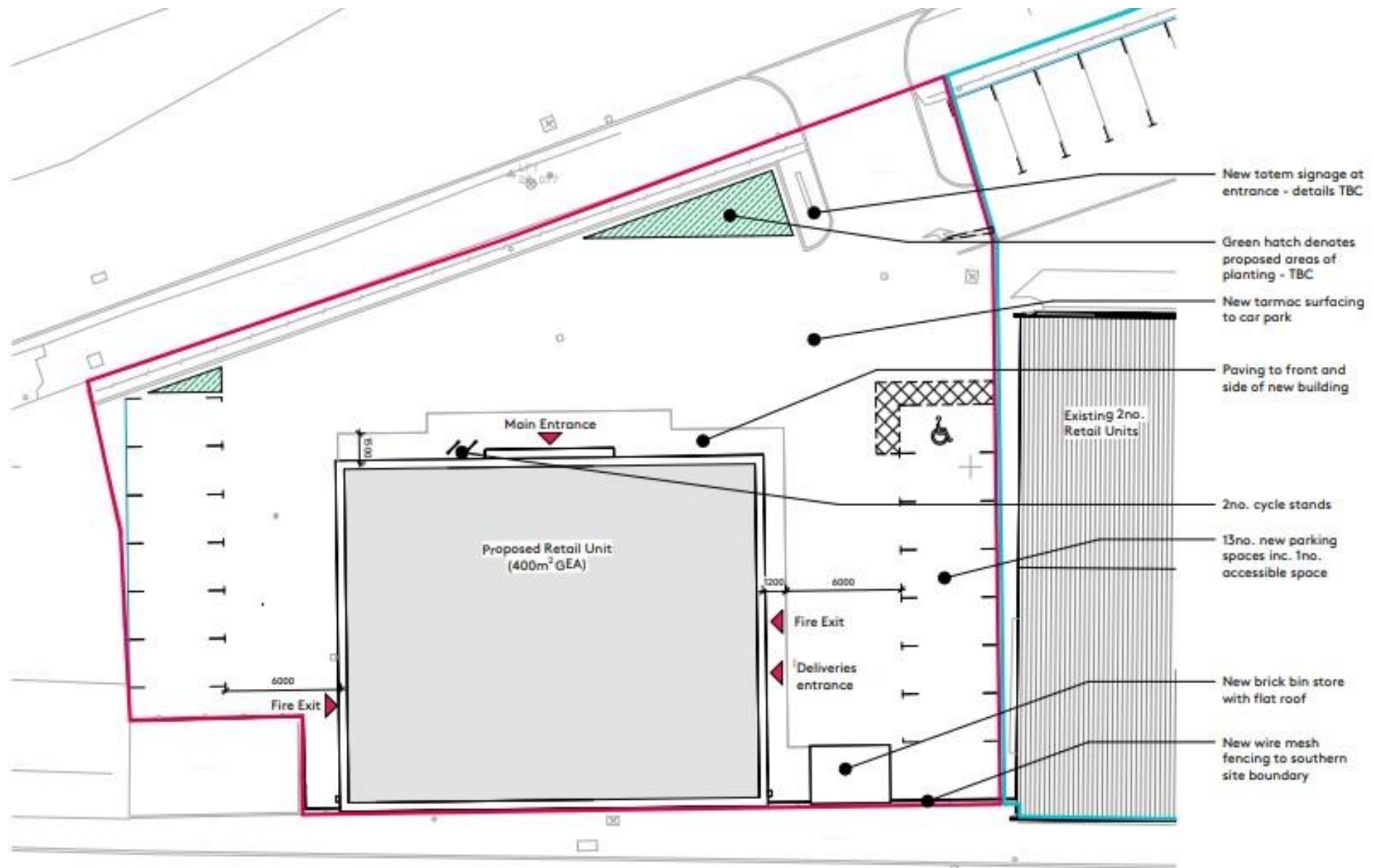
For enquiries, viewing, and general information, please contact @retail

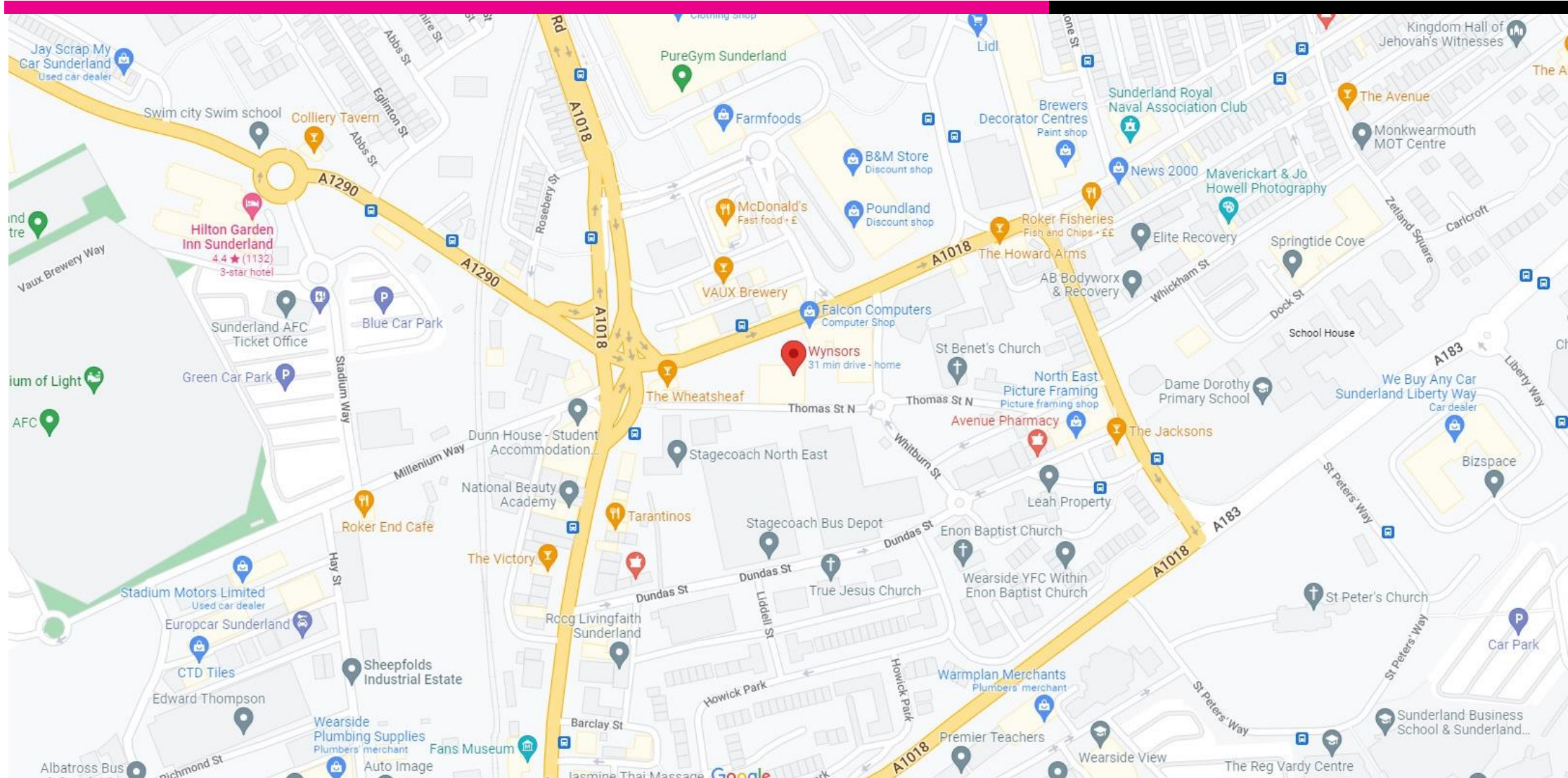
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