

TO LET

11 WINDSOR TERRACE, SUNDERLAND, SR2 9QF



Fitted End-Terrace Takeaway Premises Reduced Rent

- Prominent position off the main junction in Grangetown
- Ample immediate parking facilities
- Sui Generis consent for Hot Food Takeaway – Previously operating as a Fish & Chip takeaway.
- Ancillary first floor accommodation consisting of 3 bedrooms, Kitchen, and Family bathroom.

LOCATION/SITUATION

Located on Windsor Terrace in Sunderland 2 miles from the city centre, this end terrace takeaway premises offers an ideal location for businesses looking to establish a strong presence in a busy, high-traffic area. Situated in the heart of the Grangetown linking with Ryhope via Ryhope Road, the site benefits from excellent visibility and accessibility just off the main junction, with ample immediate parking facilities and access to public transport. The surrounding area is a popular neighbourhood district, with a mix of independent and chain retailers, including Machine Mart adjacent.

ACCOMMODATION

Arranged over ground floor with ancillary first floor storage/accommodation. with the following approximate dimensions and floor areas:

Ground Floor Area	69.7 M ²	750 ft ²
Lower Ground	49.6 m	534 ft ²
First Floor Accommodation	Circa 70 M ²	Circa 750 ft ²

LEASE TERMS

A new Full Repairing & Insuring lease on a new 10 year term to be agreed is available at a rent of **£18,000 per annum** exclusive subject to vacant possession.

EPC

The property has an Energy Performance rating of C 64

BUSINESS RATES

Rateable Value	£7,200
2023/2024 UBR	£0.499
Estimated Rates Payable	£3,592

75% rates relief available. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

FITTINGS

There is the option to secure the stainless goods remaining at the premises for a premium, this subject to further discussion.

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 @retail

Pete Townsend

E: pete@atretail.co.uk

M: 07713151970



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be the responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.