

## TO LET

190-206 Roker Avenue, Sunderland, SR6 0BN



- Prominently positioned Retail/Trade Counter unit in close proximity to Sunderland City Centre.
- Total Area – 736.26 sq m (7,925 sq ft)
- Ample Car Parking on site
- Suitable for a Variety of Uses (Subject to Planning)
- Nearby occupiers include **Lidl, B&M Store, Tesco Extra, Pure Gym, Franks Flooring, McDonalds, Farmfoods, Wynsors and Easy Bathrooms**



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## SITUATION

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 is turn provides easy access to the A690 and the A19.

The unit benefits from ample car parking 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

The property provides the following gross internal floor area: -

Ground Floor	736m <sup>2</sup>	7,925ft <sup>2</sup>
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## LEASE TERMS

A new Full Repairing & Insuring lease via a service charge for a term to be agreed is available at a reduced rent of **£45,000 per annum** exclusive.

## EPC

The property has an Energy Performance Certificate of **E (106)**.

## BUSINESS RATES

Rateable Value	£37,250
2024/2025 UBR	£0.499
Estimated Rates Payable	£18,588

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## SERVICES

We understand the property benefits from water and electrical services, however any interested parties should make their own investigations with regards to this matter.

## 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

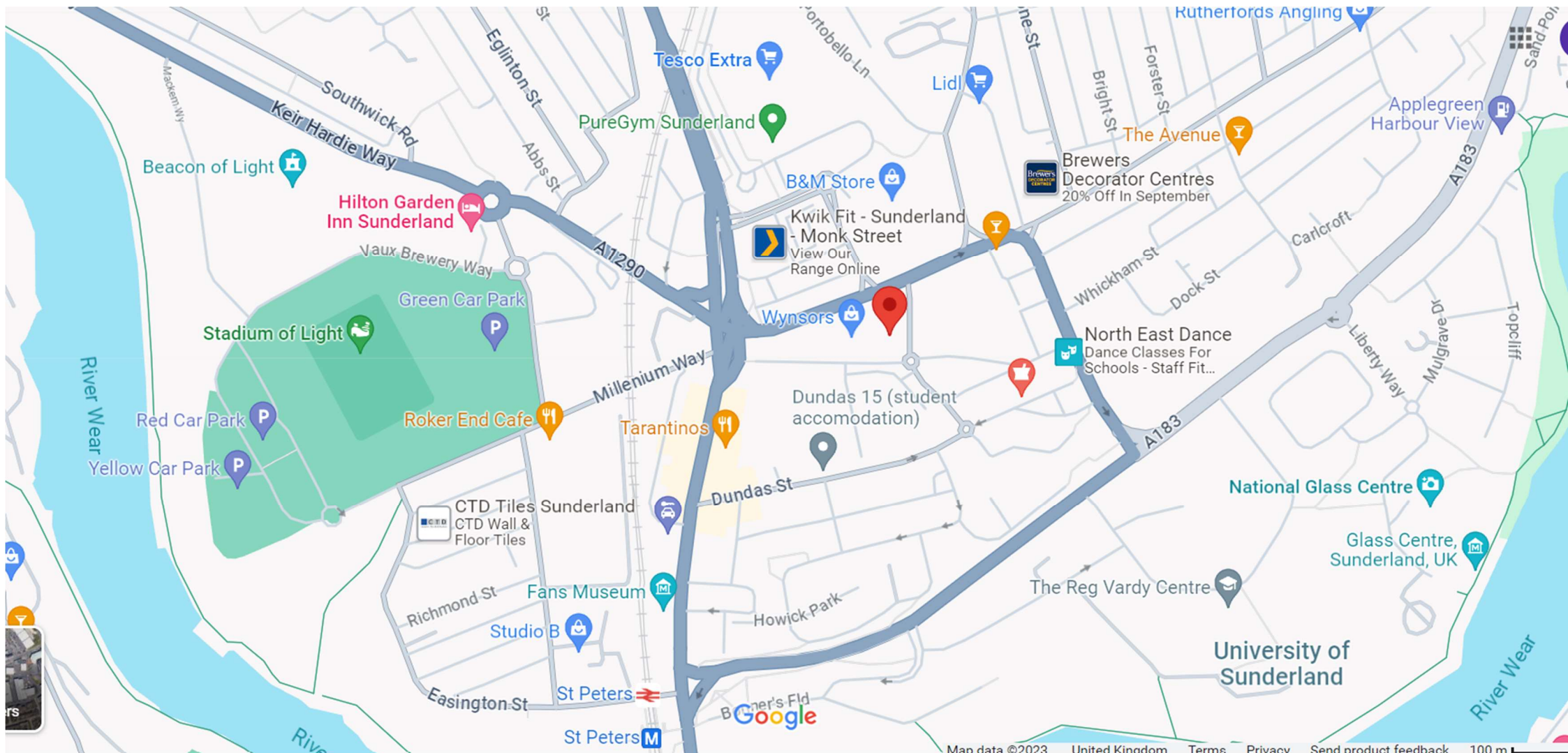
For enquiries, viewing, and general information, please contact: -

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**Or our Joint Agent, Mark Convery on 07525 872141**



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