



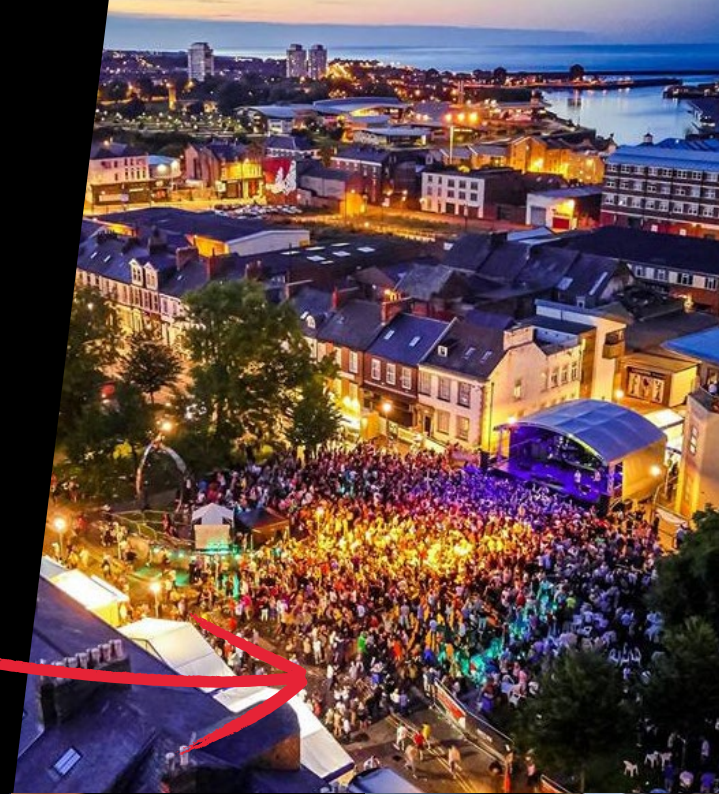
Images shown are indicative

## F&B / Leisure Opportunities

Ground and first floor units ranging from **2,911 sq ft** to **16,706 sq ft**

# SUNNYSIDE SOCIAL

Fast emerging as Sunderland's corner of cool - anchored by operators that are bringing their own unique twist to this historic part of the city - Sunnside is up and coming as a city centre leisure and hospitality hub, perfectly complementing neighbouring Riverside Sunderland with its own cool, quirky vibe.



### Sunnside's character

Sunnside boasts authenticity, youthfulness and energy which attracts urban pioneers, creatives, entrepreneurs and a growing student population. It's an area on the up, full of charm and character with a mix of heritage and modern buildings lining its streets.

Nearby heritage buildings have been reinvigorated to play their part in Sunnside's story. The iconic Mackies Corner has been redeveloped to house a mix of independent retail and leisure operators from yoga and art studios to bridal boutiques and patisseries, while further along High Street West, the original Binns Department store has been transformed into independent music venue Pop Recs and Sonny's Coffee & Kitchen.





Sunnyside is anchored by major leisure venues with the potential to attract many thousands of people every week.

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Sunnyside Social provides a cluster of major leisure spaces, alongside smaller venues for restaurants, bars and more to join the increasingly popular area.

Ireland's largest cinema operator Omniplex recently signed a new long term lease at Sunnyside Social, with plans to carry out a full refurbishment of both the screens and front of house area. The scheme also hosts a bowling alley and Grosvenor Casino.



**OMNIPLEX**  
CINEMAS



## Sunderland is transforming.

Sunderland City Council's Riverside Sunderland delivery plan has delivered seismic change in the centre of the city, and – with swathes of redevelopment already well advanced in this area – the authority is turning its sights on Sunniside, which connects seamlessly into the city's changing urban heart.

Riverside Sunderland will bring with it 2,500 new residents and 10,000 new workers in the city. The city's growing, student community is also playing an increasing role in creating a city centre vibe.

**274,000**

population

**34,000**

workers within 2 miles

**1.68m**

sq. ft new film studio

**£1.3bn**

buying power within 2 miles

**18,300**

students

**1,000**

new homes within 10 minutes' walk

**10,000**

new jobs to be created

**£500m**

investment

**440,000**

sq. ft of new Grade A office space



# Sunnyside Sunderland

Sunnyside is located to the east of the city centre, just five minutes' walk from Riverside Sunderland, the epicentre of the city's transformation.

**5 min**

walk to the train and Metro station

**600**

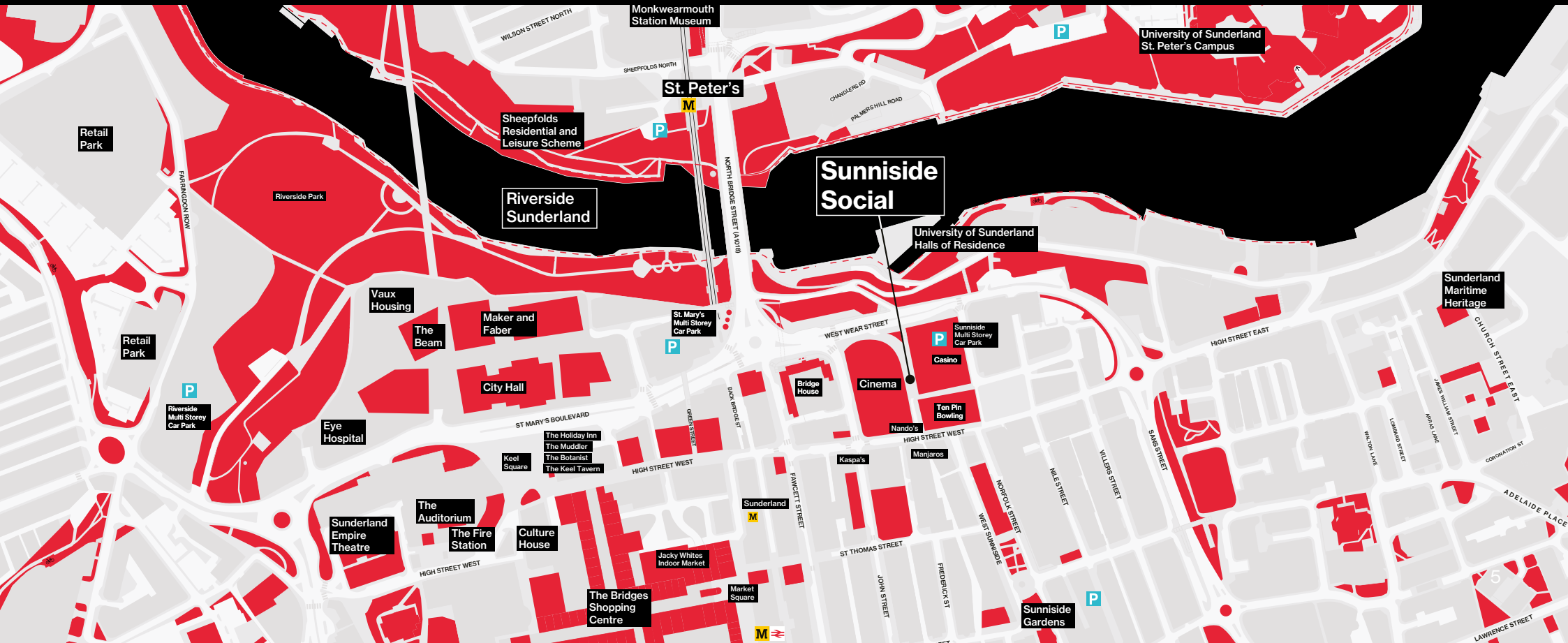
space car park on site

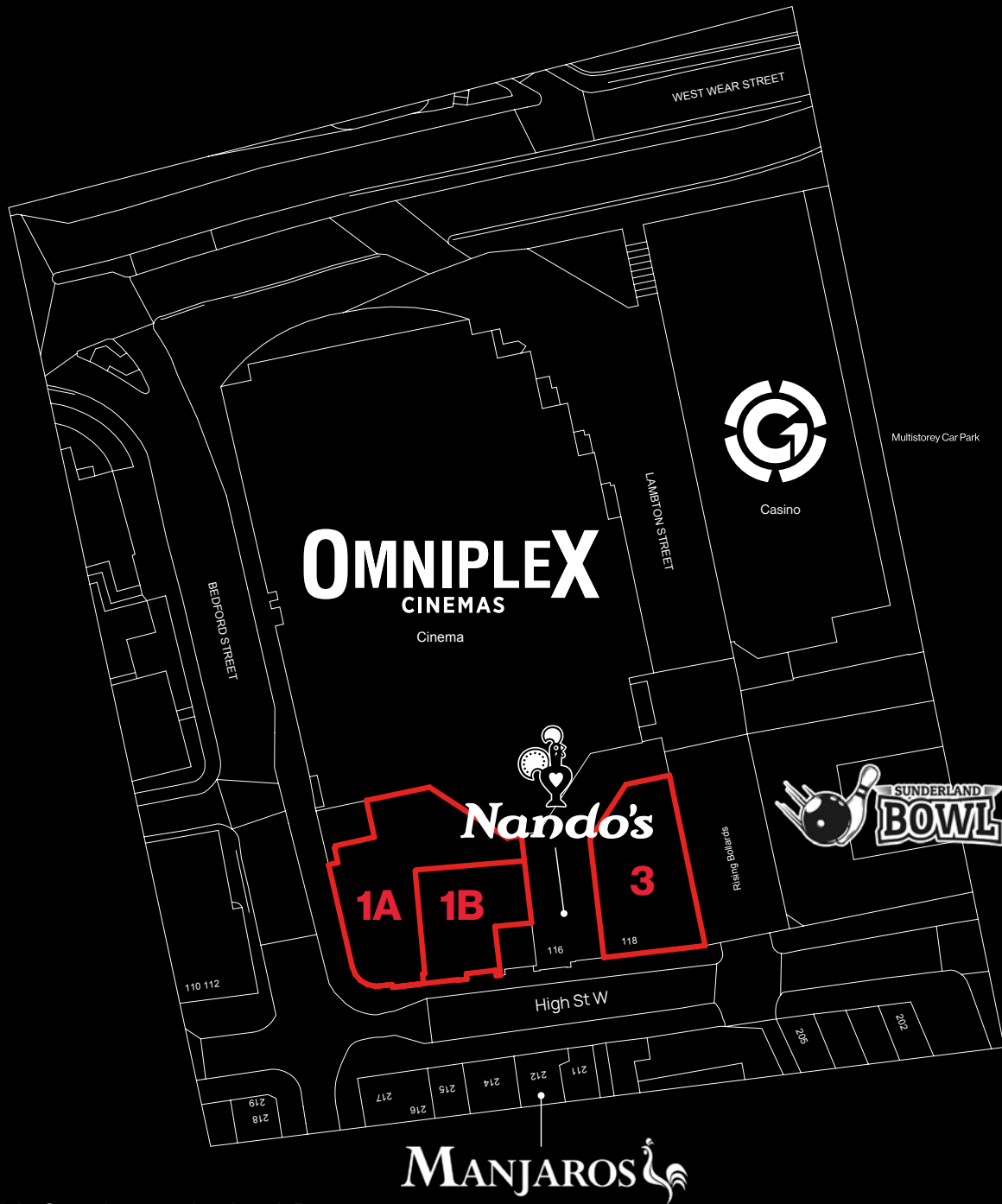
**10 min**

walk to Sunderland bus station

**Every  
12 mins**

Metro services pass through  
the nearby station





# Sunniside Social

Sunniside Social is a leisure and hospitality hub, offering a unique space for businesses keen to be right at the heart of this area's transformation. Anchored by the city's cinema, which is being stunningly reimaged into a vibrant experiential space, with a bowling alley and casino also attracting hundreds of people every day. There are 3 vacant units available, with the possibility of subdividing unit 1A.

The properties briefly comprise as follows:

Unit No	Description	Gross internal area	
1A	Vacant	5,339 sq ft	495.99 sq m
1C	Vacant	8,456 sq ft	785.56 sq m
1A and 1C	<b>Total</b>	<b>13,795 sq ft</b>	<b>1281.56 sq m</b>
1B	Vacant	2911 sq ft	270.43 sq m
2	Nandos		
3	Vacant	4089 sq ft	379.87 sq m

## Service Charge

Details on application.

## Tenure

New leases are available on an effective FRI basis on terms to be agreed.

## Rateable Values (RV)

The Valuation Office has confirmed the current Rateable Values are:

1A and 1C	£55,000
Unit 1B	£24,250
Unit 3	£37,500

The Uniform Business Rate for the Rates Year 2023/2024 is 51.2p (RV over £51,000) or 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

## Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Tenant to ensure that they are in working order.

## EPC

Unit 1A and 1C Rating – Energy Rating D  
Unit 1B Energy Rating - Energy Rating C  
Unit 3 Rating – Energy Rating C

**Ref** - C4148

# Agent Details

Images shown are indicative

**@leisure**

ANGUS • THURLBECK • FLETCHER

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**Sunderland  
City Council**

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