

## TO LET

**A1018, Stockton Road, Ryhope, Sunderland, SR2 0GW**



**What3Words Location: ///look.shows.wages**

### Roadside Retail Development Anchored by **Sainsbury's**

- Ground floor unit with **E Class** consent
- Neighbourhood scheme anchored by **Sainsbury's**
- Centred around ongoing significant housing developments.
- Prominent roadside situation with dedicated 18 parking spaces
- Ready for occupation Q1 2026

## SITUATION

Ryhope is 3 miles south of Sunderland City Centre and just north of Seaham, situated little over a mile from the A19 linking in with Newcastle. It has a growing population in excess of 14,000, with over 2,000 new homes being built by national housebuilders on site and surrounding the subject. Alongside this, new road infrastructure has been implemented connecting the wider area with greater capacity.

The scheme benefits from full planning for Class E retail use and are situated in prominent positions at the head of the developments providing main road frontage and dedicated parking.

## ACCOMMODATION

Arranged over ground floor with dedicated parking, rear plant area and bin stores.

Unit 1	4,166 ft <sup>2</sup>	Sainsbury's	15 Year Lease
Unit 2	1,215 ft <sup>2</sup>	Available	TBC

## LEASE

The premises is available on a new effectively fully repairing and insuring lease at a commencing rent of **£32,000 per annum** exclusive

## BUSINESS RATES

The premises will be assessed for business rates upon completion. Estimated Rates Payable in the region of £15,000 per annum (estimated and including available rates relief)

## ENERGY PERFORMANCE CERTIFICATE

The premises will be assessed upon completion with a high energy performance expected.

## 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 further information, please contact:

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