



M THE GREEN

///plots.pipe.amuse
Sunderland
Wearside, SR5 2JE

Occupiers Include

CORAL
GREGGS

Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

Iceland



DESCRIPTION

The properties forms part of a modern block of properties arranged over ground and first floors comprising sales shop on the ground floor with ancillary and WC accommodation at first floor level.

Loading is provided into the rear of the first floor via a raised loading platform from the rear service yard.

Other retailers within the block include Coral, Barnardos, Iceland and Cohens.

RENT & RATES

Further information on rents, service charge and insurance costs is available on request.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenants.

TERMS

Units are offered by way of a new lease on an EFRI basis, but the length of lease can be flexible.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

AML

To satisfy HMRC and RICS guidance, we are required to carry out AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification where necessary 'Know Your Client' identity checks will be carried out to satisfy AML requirements when Heads of Terms are agreed.



28,298 sq.ft

Total development



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What Three Words



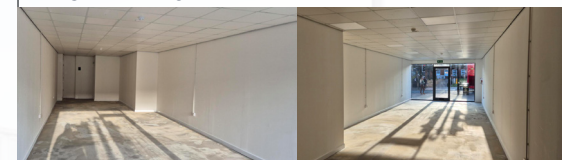
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Retail units on site


AVAILABLE UNITS

TO LET		
UNIT 3	sq.ft	sq.m
Ground Floor	620	58
First Floor**	626	58
Total Area	1,246	116
RENT	£15,000 per annum	
RATEABLE VALUE	£9,800	
SERVICE CHARGE	£1,143	
EPC*	TBC	

RECENTLY FULLY REFITTED



TO LET/MAY SELL		
UNIT 10	sq.ft	sq.m
Total Area	488	45.34
RENT	£8,000 per annum	
RATEABLE VALUE	£7,100	
SERVICE CHARGE	£301	
EPC*	Rating E	

TO LET/MAY SELL		
UNIT 13	sq.ft	sq.m
Total Area	476	44.22
RENT	£8,000 per annum	
RATEABLE VALUE	£6,500	
SERVICE CHARGE	£418	
EPC*	TBC	

*Further information available upon request.

**Subject to on-site verification



LOCATION

The property occupies a prime position within this popular shopping parade serving a densely populated residential area on the north side of the River Wear. Other nearby retailers include B&M, Heron and Subway.

PARKING

Servicing/Parking facilities to the rear.



Martin Wade

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Viewing
Strictly via prior appointment
with the appointed agent:

Adrian Johnson

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