

TO LET

Ground Floor

1,078 sq.ft 100.2 sq.m

12.6m

footfall

Scope



Unit 19, M The Galleries, Sunderland, Tyne & Wear, NE38 7SD

- Ground floor retail premises
- Situated near Asda and one of the Centre's main entrances
- Other retailers nearby include the Post Office, 02, Card Factory and Iceland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,078	100.2
TOTAL	1,078	100.2

Description

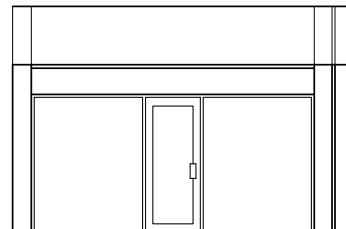
M The Galleries offers 2,500 FREE car parking spaces. Anchored by Sainsbury's and Asda, M The Galleries is home to a wide range of national and local, independent retailers alongside service providers and leisure operators. Over 500,000 people are within 15 minute drive.

Location

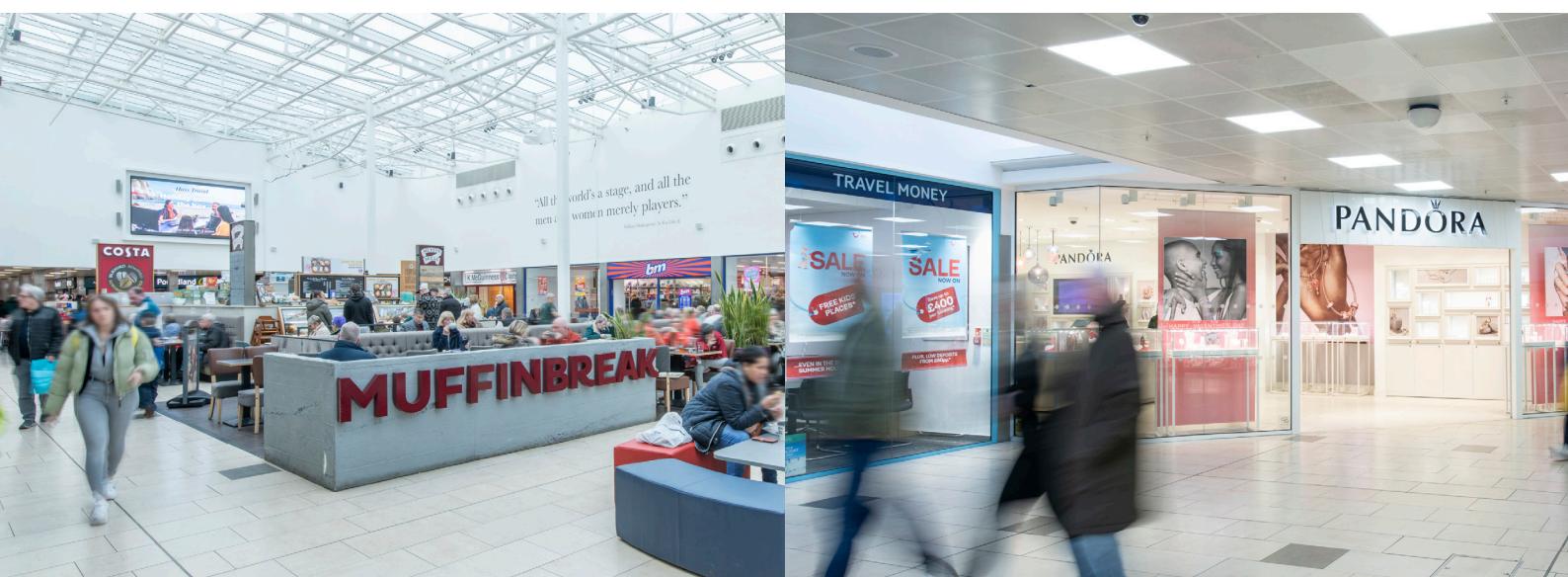
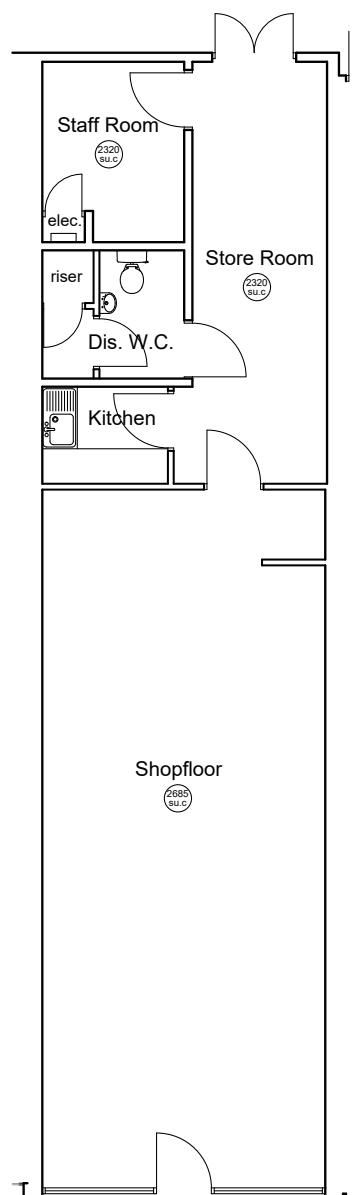
M The Galleries is located just off the A1231 and within easy reach of both the A1 and A19. With great transport links and ample parking, M The Galleries is easily accessible being 7 miles west of Sunderland, 11 miles north of Durham and 10 miles south east of Newcastle upon Tyne.



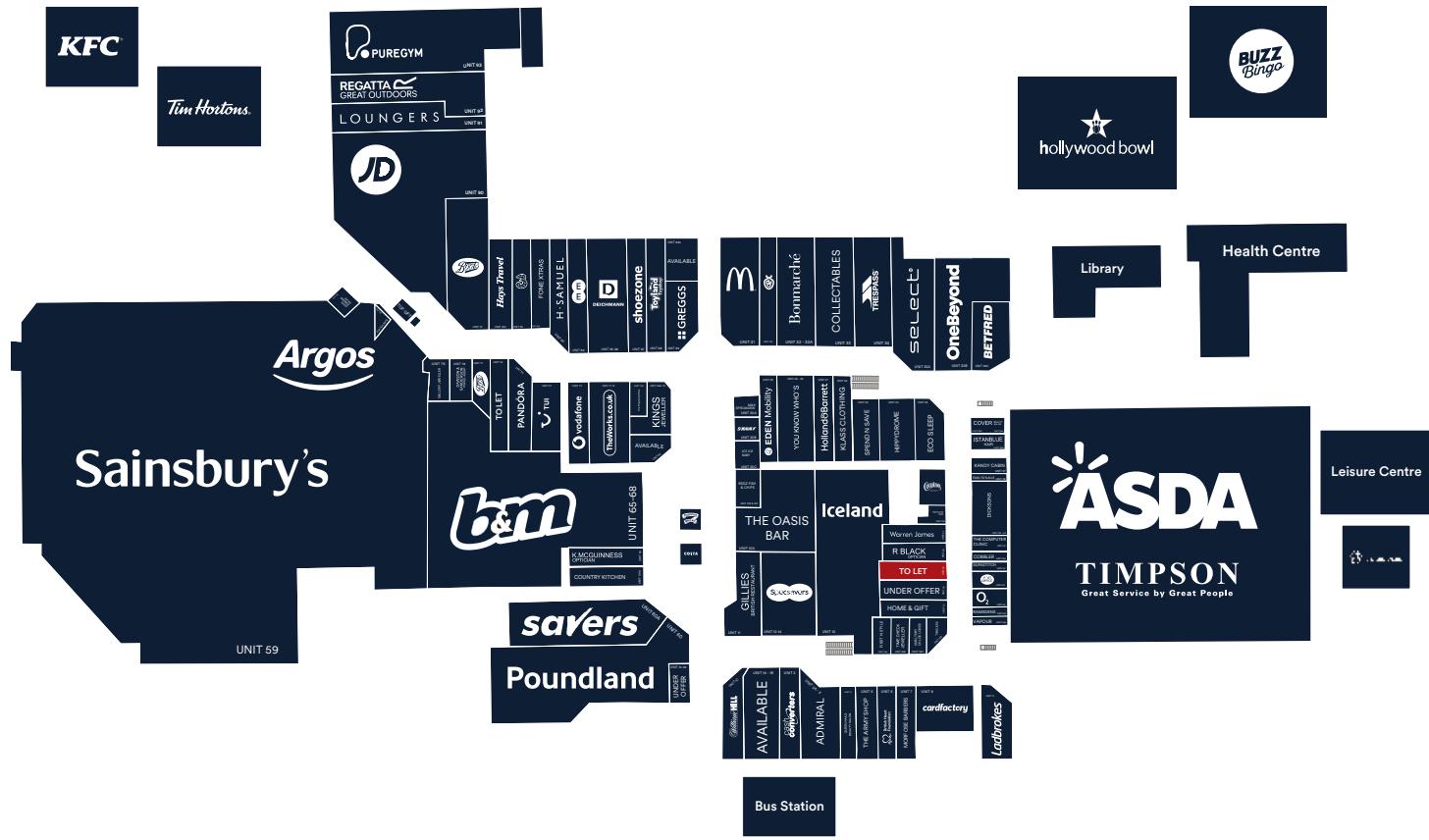
Floor Plan



Front Elevation



Ground Floor



Rent

£42,500 per annum.

Rates

Rateable Value £33,750 (based on 2026 Rating List and subject to Status/Reliefs). Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

Electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge £8,861 per annum.

Insurance £770 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Viewing Strictly via prior appointment with the appointed agents:

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REAL ESTATE

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