

TO LET Retail Unit Sunderland

Unit 1 and 2 Silksworth Lane
Sunderland, SR3 1PD

Key information

- Opportunity to combine 2 units
- Adjacent to Sainsbury's Superstore
- Planning Use Class E
- Size – 784 – 1,629 sq ft
- Quoting rent £20,000 per annum per unit

Sainsbury's



Contact

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Location

The subject property is located in the Silksworth area of Sunderland approximately 2 miles South West of Sunderland City Centre.

The main supermarket creates significant footfall and provides a car park comprising of 450 car spaces.

Surrounding occupiers include **Sainsburys, Argos** and an independent **dry cleaners**.

Accommodation

The lock up premises are arranged over the ground floor only in front of the main food store providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Unit 1	78.5	845
Unit 2	72.8	784
Total	151.30	1,629

The units can be taken individually or combined.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease with terms to be agreed.

The lease will be contracted outside of the security provisions of the Landlord and tenant Act 1954.

Rent and Business Rates

We are advised that the Business Rates are as follows:

Unit	Rent	Rates Payable
Unit 1	£20,000	£9,605.75
Unit 2	£20,000	£9,106.75

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance Rating

Energy Performance Asset Rating is C(58) for Unit 1 and C(60) for Unit 2. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

Sainsbury's Property Disposals

Location Plan



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