

## TO LET subject to vacant possession Retail Unit

Unit 1 Sainsbury's Upper Store, Silksworth Lane  
Sunderland, SR3 1PD

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size - 845 sq ft
- ❑ 450 Parking Spaces
- ❑ Quoting Rent £20,000 per annum

### Contact

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## Sainsbury's



## 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 local 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:-

	Sq m	Sq ft
Ground	78.5	845
<b>Total</b>	<b>78.5</b>	<b>845</b>

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.

## Energy Performance Rating

Energy Performance Asset Rating - C(58). Please make contact for further details. A certificate can be made available.

## 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 lease for a term to be agreed. Lease is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

A new lease will be agreed subject to securing vacant possession of the property.

## Tenure

Quoting Rent £20,000 per annum.

## Service Charge

To be confirmed.

## 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.

## Rating

We are advised that the Rateable Value for the property is £19,250.

The UBR for 2024/25 is 49.9p in the £.

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](http://www.gov.uk/calculate-your-business-rates)**.

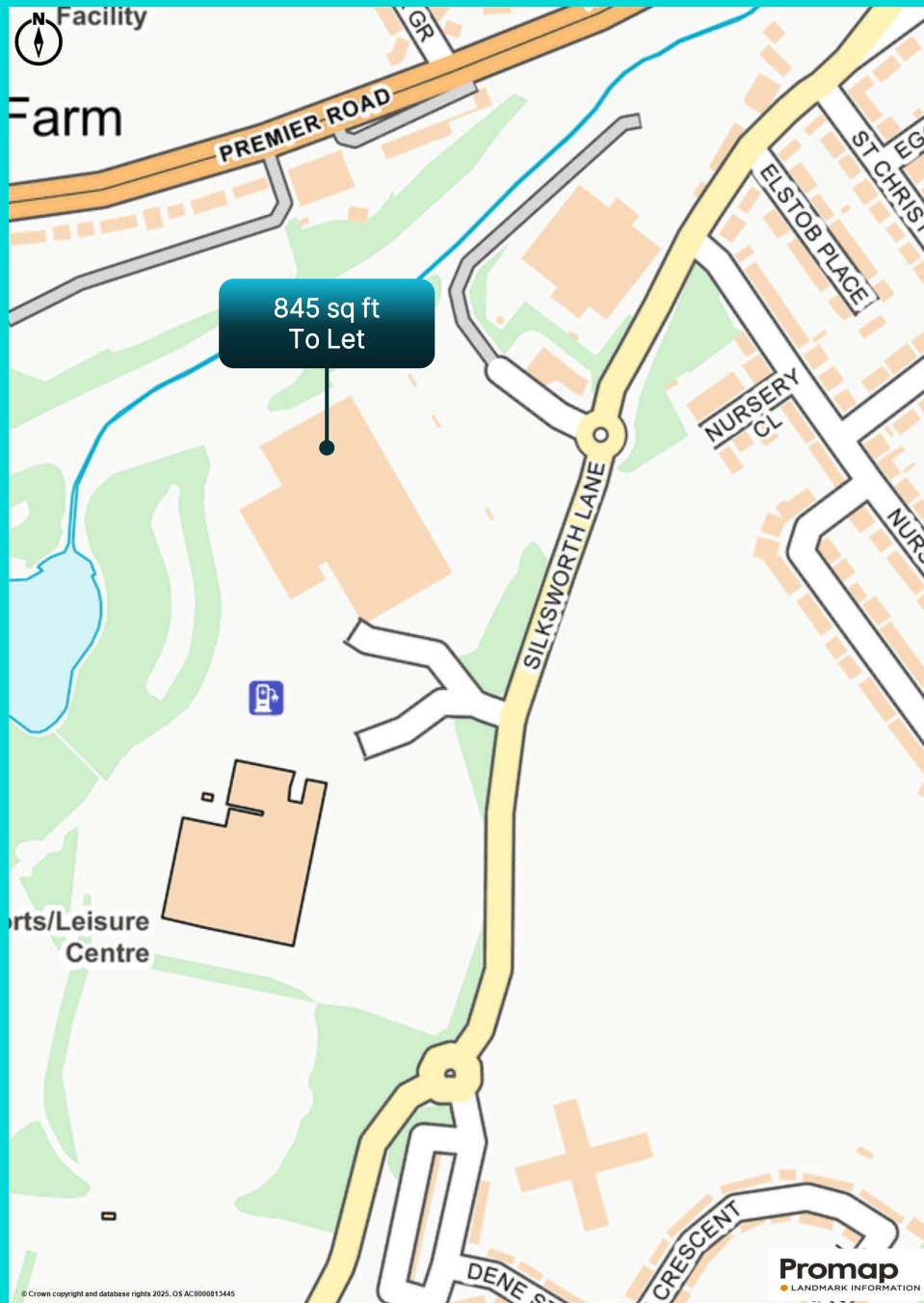
## Viewing

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](#)



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For further details contact:

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