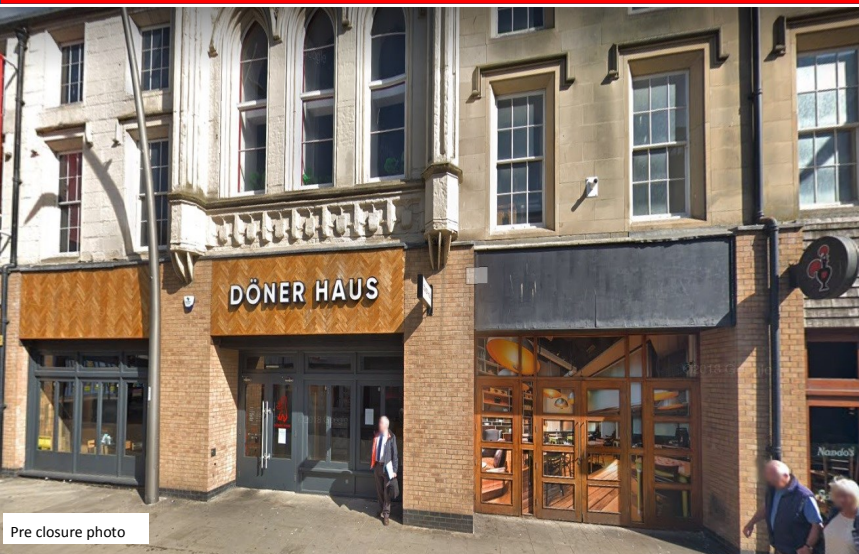


# Unit 1B Sunnyside Leisure, SUNDERLAND

116 High Street West, Sunderland, SR1 1TX



**Incentives Available (subject to covenant)**

**Prominent City Centre Location**

**Adjacent to Nandos, Frankie & Benny's and a 12 Screen Empire Cinema**

**Approximately 500,000 cinema admissions per annum**

## Location

Located in the Sunnyside Leisure Scheme with frontage to High Street West, on the edge of the main retailing and restaurant areas of the city centre and close to a variety of offices.

The scheme is anchored by a 12 screen multiplex Empire cinema and a Grosvenor Casino, with other occupiers including Nando's and Frankie & Benny's. A large multi storey car park forms an integral part of the scheme.

The subject premises comprise of a ground floor lock up retail/leisure unit within this modern purpose built Leisure Scheme. The front elevation to the premises enjoys the benefit of a full width concertina opening glazed frontage.

## Terms and Rent

The unit is available by way of a sub-lease from the current tenant at a rental of £37,500 per annum exclusive of business rates, a nominal service charge and VAT.

## Accommodation

The accommodation is arranged over ground floor only comprising the following approximate gross internal floor area:-

Ground Floor	2,911 sq ft	270 sq m.
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## EPC

An Energy Performance Certificate can be provided.

## Legal Costs

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

## Service Charge

The unit will also be subject to a nominal service charge of approximately £0.50 psf to cover maintenance to the structure of the building and common parts.

## Planning

The units currently benefit from A3 planning consent.

## Rates

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes although we are advised that the premises has a rateable value of £41,000 according to Sunderland Business Rates department.

## VAT

All figures are quoted exclusive of VAT.

## Viewing

Strictly by appointment through the joint letting agents:

Richard Shuttleworth rs@pudneyshuttleworth.co.uk M: 07747 008458	Will Hepplewhite wh@pudneyshuttleworth.co.uk M: 07846 006790
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Or Mario Jaconelli at Lofthouse & Partners  
T: 0191 565 8844  
M: 07961 043110

**SUBJECT TO CONTRACT**

**Pudney Shuttleworth**  
RETAIL & LEISURE PROPERTY CONSULTANTS  
**0113 203 1130**

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