

Property Details

Tel: 0191 232 7030

RETAIL UNIT TO LET

**UNIT 7 SIGNAL HOUSE, WATERLOO PLACE
SUNDERLAND, SR1 3HT**

**Sales Area 98.30 m² (1,058 ft²)
Plus Ancillary Storage**



LOCATION

The unit is situated in Sunderland City Centre, in close proximity to The Bridges Shopping Centre and Sunderland Railway Station as well as the Tyne and Wear Metro Station.

The unit is located close to the junction of Waterloo Place and Holmeside and nearby occupiers include, Reed Employment plc, Newcastle Building Society, Dawson Travel Agents, and also WH Smiths, Burger King and Ladbrokes are within close proximity.

DESCRIPTION

The property comprises a ground floor retail unit and rear store with office and staff room accommodation to the first floor. The property benefits from double glazed frontage and fascia signage. Internally the premises benefit from carpet throughout, suspended ceiling with recessed lighting and comfort cooling.

The unit has been refurbished to bare shell specification making it suitable for a variety of uses.

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Regulated by RICS

OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

Unit 7 Signal House, Waterloo Place, Sunderland, SR1 3HT

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate net internal areas:

Internal Width:	5.75 m	
Shop Depth:	17.93 m	
Sales Area:	98.30 m ²	(1,058 ft ²)
First Floor:	50 m ²	(538 ft ²)

RATING ASSESSMENT

Following enquiries with the Local Rating Authority we are advised that the property is entered into the Valuation List as follows:

Rateable Value (2010 List):	£23,000
Rates Payable 2011/2012:	£9,959

Interested parties should make their own enquiries with the Local Rating Authority to confirm these figures.

TENURE

The property is available to let on the following principle terms:

Term: Client is seeking a minimum term of 5 years.

Rent: £20,500 per annum exclusive.

Repair: The tenant will be responsible for the internal repair of the premises and contribute towards a proportion of the landlord's costs in respect of the repair and maintenance of the structure and common parts.

Insurance: The tenant to reimburse a proportion of the landlord's costs.

Costs: Each party will bear their own legal costs involved in the transaction.

Incentives: Good incentives available and will consider offers.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Katy Goulding on 0191 232 7030 or email katygoulding@naylor.co.uk.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylor.co.uk for details of all our current instructions.

21/01/12 KG
V-G25(58)



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N209 Printed by Ravensworth 01670 713330