

THE GREEN

Southwick
Sunderland
SR5 2JE

Suburban retail premises

Prime Position

A range of retail units
can be made available
for different uses

New
Start-up
Businesses
Welcomed

Tenants include:



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RAWSTRON  **JOHNSON**

0113 450 7000

www.rj-ltd.co.uk

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DESCRIPTION

The properties forms part of a modern block of properties arranged over ground and first floors comprising sales shop on the ground floor with ancillary and WC accommodation at first floor level.

Loading is provided into the rear of the first floor via a raised loading platform from the rear service yard.

Other retailers within the block include Coral, Barnardos, Iceland and Cohens. Mind have also recently committed to the scheme.



Indicative example of interior



Total
Development
12,010 sq.ft
(1,116 sq.m)

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LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

TERMS

Units are offered by way of a new lease on an EFRI basis, but the length of lease can be flexible.

SERVICES

The services include Mains electricity.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Available Units

AREAS (approx. NIA)

TO LET

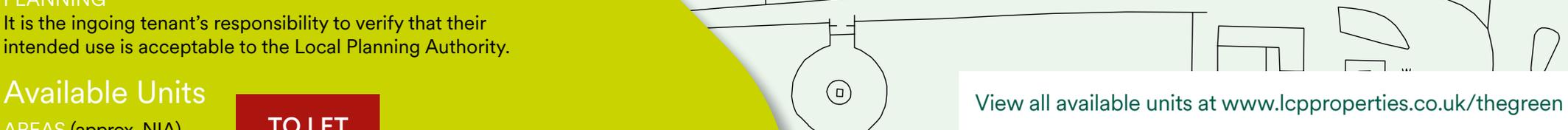
UNIT 3	sq.ft	sq.m
Ground Floor	620	58
First Floor	626	58
Total (GF + FF)**	1,246	116
Energy performance*	TBC	
Rent	£13,500 per annum	
Rateable Value	£9,800	
Service Charge	£1,143	

TO LET / MAY SELL

UNIT 10	sq.ft	sq.m
Total	488	45.34
Energy performance*	Rating E	
Rent	£8,000 per annum	
Rateable Value	£7,100	
Service Charge	£301 PA	

TO LET / MAY SELL

UNIT 13	sq.ft	sq.m
Total	476	44.22
Energy performance*	TBC	
Rent	£8,000 per annum	
Rateable Value	£6,500	
Service Charge	£418	



View all available units at www.lcproperties.co.uk/thegreen



*Further information available upon request.

**Subject to on-site verification

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Location - SR5 2JE

The unit occupies a prime position within this popular shopping parade serving a densely populated residential area on the north side of the River Wear. The property is situated within the prime section of The Green. Other nearby occupiers of note include Coral, Iceland, Greggs and Cohens chemists.

Parking

Servicing/Parking facilities to the rear.

*Potential occupiers to make own enquiries to clarify accuracy of data.

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Serving densely populated residential area



VIEWING
Strictly via prior appointment:

LCP.
part of MCore

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