

THE GREEN

Southwick
Sunderland
SR5 2JE

Suburban retail premises

Prime Position

A range of retail units
can be made available
for different uses from
c.500 sq.ft - 1,300 sq.ft.
(46 - 121 sq.m)



Tenants include:

Iceland

Barnardo's
EVERY CHILDHOOD LASTS A LIFETIME

CORAL

GREGGS

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New
Start-up
Businesses
Welcomed

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

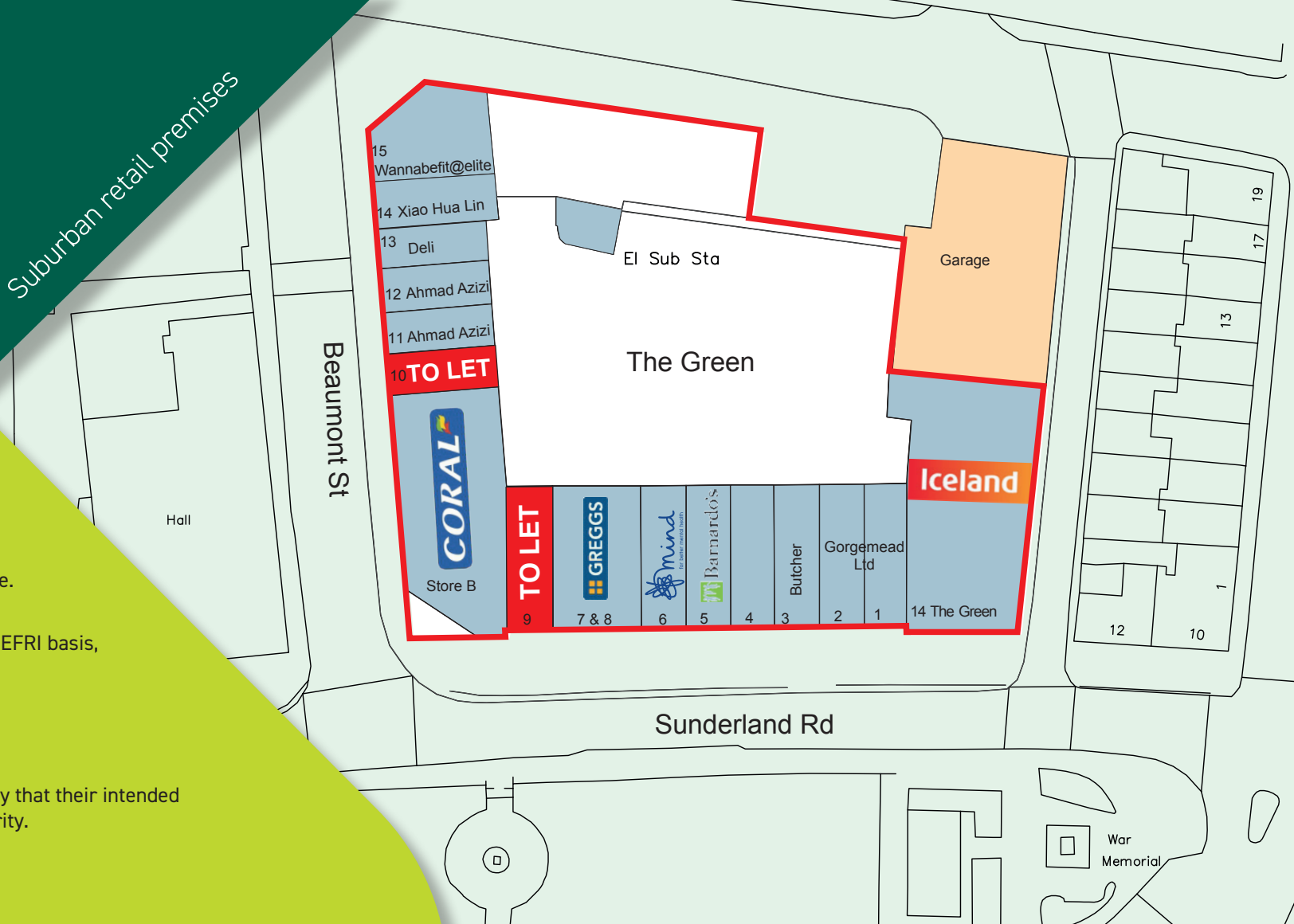
Units available

AREAS (approx. NIA)

UNIT 9	sq.ft	sq.m
Total	1,318	122.45
Energy performance*	Rating E	
Rent	£13,500 per annum	
Rateable Value	£11,000	
Service Charge	£812 PA ex VAT	

UNIT 10	sq.ft	sq.m
Total	488	45.34
Energy performance*	Rating E	
Rent	£9,500 per annum	
Rateable Value	£12,000	
Service Charge	£301 PA ex VAT	

*Further information available upon request.



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

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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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populated
residential
area



VIEWING

Strictly via prior appointment:

LCP

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