

**To Let
Newsagents,
Park Lane Interchange,
Sunderland,
SR2 7BA**

**Retail Accommodation
22 sq m (236 sq ft)**



• Prominent retail unit situated within busy transport interchange

• Return frontage

Location

The subject property is situated within the Park Lane Interchange development which opened in April 2002 and comprises retail accommodation created around the Park Lane rail and bus stations. The Park Lane Interchange is positioned to the southern end of park Lane in the heart of Sunderland city centre retail area with the subject station being one of the main public transport hubs serving the city centre.

Description

The property comprises a ground floor only retail unit that is positioned close to the main Park Lane entrance of the popular interchange. It is currently utilized as a newsagents and is of a loosely rectangular shape. The property has a single customer entrance fronting into to the main Interchange concourse and is positioned directly adjacent to a number of the stations bus stands.

Internally, the unit is fitted to include;

- Return frontage
- Electric roller shutter security door



Accommodation

The accommodation provides the following net internal areas:

Accommodation	Sq M	(Sq ft)
Sales Area	22	(236)
Total	22	(236)

Services

The properties benefit from all main services.

Rateable Value

The property will require assessing prior to occupation.

Terms

The property is available by way of a new internal repair and insurance basis for a term of years to be agreed between the parties.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Rent

The accommodation is available at a rent of £14,000 per annum exclusive.

Service Charge

An Estate Service Charge will be recoverable from the occupier for upkeep and maintenance of the estate. Further details on application.

Energy Performance Rating

D - 90

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via agents BNP Paribas Real Estate.

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Subject to Contract
23 February
2022



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