

# New Retail Units To Let

within new Neighbourhood Retail Shopping Centre

Former Farrington Social Club, Anthony Road, Sunderland SR3 3HG

Artist's Impression

Individual Units ranging in size  
from 89 sq m (958 sq ft)  
to 250 sq m (2,798 sq ft)

Anchored by New Heron Food Store

**Heron Foods**



Sunderland, with a population of approximately 277,733 is situated on the River Wear some 15 miles south east of Newcastle upon Tyne, and is a well-established retail and commercial centre.

Farringdon services the residential areas of Thorney Close, Farringdon, Silksworth, Humbledon and Plains Farm.

The site adjoins Farringdon Primary School, Archers Care Home and Saint David's Community Church. Farringdon Community Academy and Farringdon Pool are within 200 metres.



## DESCRIPTION

The former Farringdon Social Club that, extended c.15,000 sq ft, is currently being redeveloped to provide a new 511 sq m (5,500 sq ft) anchor food store for Heron Foods together with 7no. additional retail units, car parking for over 50 vehicles and a service area to the rear of the block.

## ACCOMMODATION

	sq m	sq ft	Use Class
Unit 2	94	1,012	E
Unit 3	94	1,012	E
Unit 4	89	958	E
Unit 5	100	1,076	E
Unit 6	121	1,302	E
Unit 8	260	2,798	E

\* Units can be combined to satisfy larger size requirements





## Lease Terms

The units are available by way of new effective full repairing and insuring leases, for a term of years to be agreed between the parties.

## Rent

The rents quoted below are exclusive of business rates, service charge, VAT and all other outgoings.

<b>Unit 2</b>	<b>£12,000 pax</b>
<b>Unit 3</b>	<b>£12,000 pax</b>
<b>Unit 4</b>	<b>£12,000 pax</b>
<b>Unit 5</b>	<b>£12,500 pax</b>
<b>Unit 6</b>	<b>£15,000 pax</b>
<b>Unit 8</b>	<b>On application</b>

## Service Charge

A Service Charge will be recoverable from occupiers for upkeep and maintenance of the external parts of the building and car park. Further details on application.

## Business Rates

To be assessed by the Local Authority on completion.

## Services

The properties benefit from all main services.

## Energy Performance

To be assessed on completion.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

## Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

## Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification will be required from the tenant.



## Viewing

Strictly by prior appointment with the sole selling agents Graham S Hall Chartered Surveyors.

For more information please contact:

**Daryl Carr**

0191 731 8660

e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)



**Conditions under which these particulars are issued.** All details in these particulars are given in good faith, but Graham S Hall for themselves and the Vendors/Lessors of this property for whom they act give notice that: **1.** These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and the Agents have no authority to make or enter into any such offer or contract. **2.** All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Agents for themselves or for the Vendors/Lessors. **3.** None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. **4.** The Vendors/Lessors do not make, give or imply, nor do the Agents or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.