



TO LET



Final Unit within New Neighbourhood Shopping Centre 94.01 sq m (1,012 sq ft)

Rent £12,000 pax

UNIT 2
FARRINGDON RETAIL PARK
ANTHONY ROAD
SUNDERLAND
TYNE AND WEAR
SR3 3HG

- Situated only 2.5 Miles to the West of Sunderland City Centre
- Excellent Visibility from Allendale Road
- Scheme Anchored by Heron Foods & One Stop Stores
- Suitable for a Variety of Uses (Subject to Consents)
- Excellent Transport Links & On-Site Parking for Over 50 Vehicles
- Service Area to Rear of the Block

LOCATION

The property is located on Anthony Road, Farringdon, approximately 2.5 miles to the west of Sunderland City Centre. The visibility from Allendale Road is excellent, as are the communication links, being just 30 metres from the closest bus stop and within 0.5 miles of the A690 and approximately 1.5 miles from the A19.

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.

DESCRIPTION

The former Farringdon Social Club that, extended c.15,000 sq ft, has recently been redeveloped to provide 2no. large food stores for Heron Foods and One Stop (Tesco), 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
Unit 2	94.01	1,012
TOTAL	94.01	1,012

TERMS

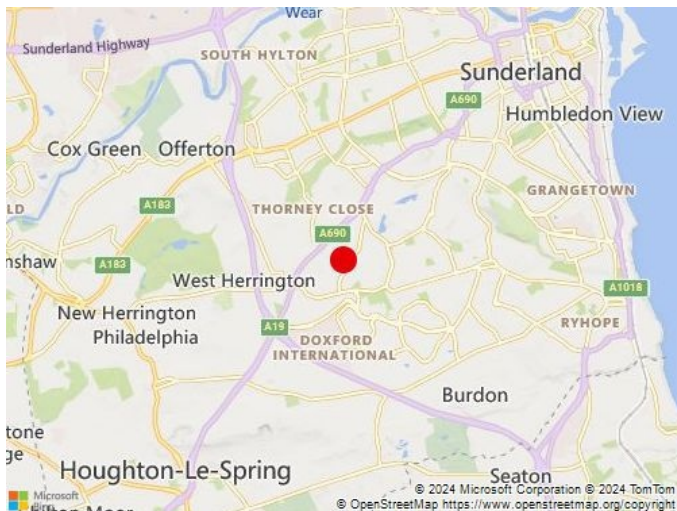
The unit is available by way of a new effective full repairing and insuring leases for a term of years to be agreed, at a Rent of £12,000 pax.

BUSINESS RATES

To be assessed by the Local Authority on completion of redevelopment.

ENERGY PERFORMANCE

To be assessed on completion on redevelopment.



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 and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr
t: 0191 731 8660
e: daryl@grahamshall.com

AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



Important Notice - Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.