

TO LET

(available in whole or part)

High Street Retail

Unit 2/3 Arndale House
Victoria Road
Concord
Washington
NE37 2SW



- Ground and first floor retail unit
- Potential to split into two units
- Prominent location close to many national and local operators
- EPC Rating E103
- Ground Floor sales: 180.63 m² (1,944 ft²)
- Asking rent £28,000 per annum (exclusive)

LOCATION

Washington is situated 6 miles west of Sunderland City Centre and 10 miles south of Newcastle. Washington benefits from a good road network in close proximity to the A1(M) and A19. Washington has an urban population of 53,388 persons and a district population of 280,807 persons.

The property is situated in the popular and well established residential district of Concord in a prime position within Arndale House which provides the primary retail focus for the immediate area. Tenants within the parade include Greggs, Heron Frozen Foods, Savers, Boots and Dicksons.

DESCRIPTION

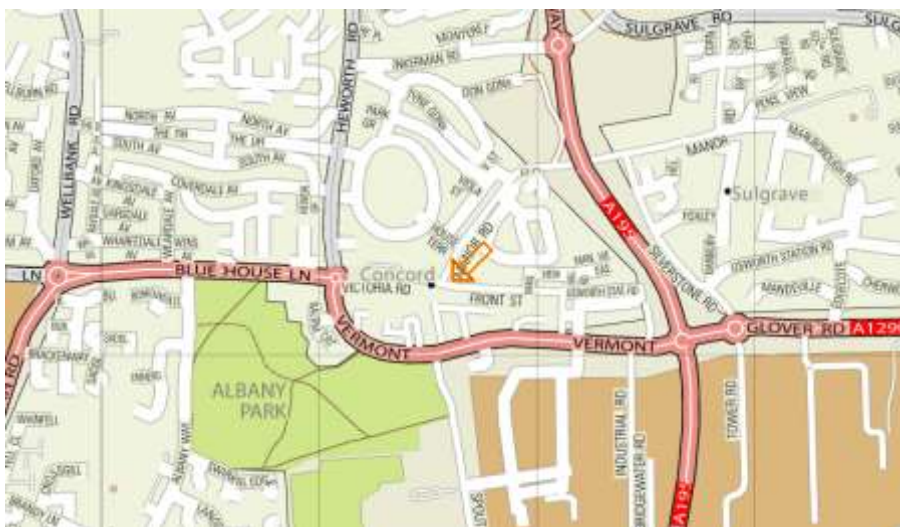
The property comprises a large double fronted unit with the benefit of electric roller shutters. Internally the ground floor comprises open retail space with ancillary offices, kitchen, WC facilities with showers the rear. To the first floor there are a number of office rooms as well as additional WCs. The property may suitably be split back into two units subject to demand.

ACCOMODATION

	Area (m2)	Area (ft2)
Ground Floor Sales	180.63 m2	1944 ft2
Ground Floor Office	92.48 m2	995 ft2
Ground Ancillary	26.89 m2	289 ft2
First Floor Office / Ancillary	107.60 m2	1158 ft2
First Floor Ancillary	8.78 m2	95 ft2
ITZA		1054 ITZA

TERMS

The whole premises is available by way of a new effectively full repairing and insuring lease at a rent of £28,000 per annum (exclusive). All other terms are to be agreed by negotiation. The property may be available to let in part, details of which are available upon application.



RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop & Premises: £28,000

The Small Business rate for the year 2021/2022 is 49.9 pence in the pound.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an energy performance certificate rating of E103

VAT

All figures quoted are exclusive of VAT where chargeable.

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 successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.

Contact Kristian Sorensen on 0191 2697892 or

kristians@johnsontucker.co.uk

Alternatively please contact Pete Townsend at our joint agents @Retail – 0191 280 4120 / pete@atretail.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

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