

# TO LET

- ✓ Park Lane Metro Station
- ✓ Former Newsagents
- ✓ Suitable for a variety of businesses
- ✓ High footfall
- ✓ Prominently located on interchange concourse.

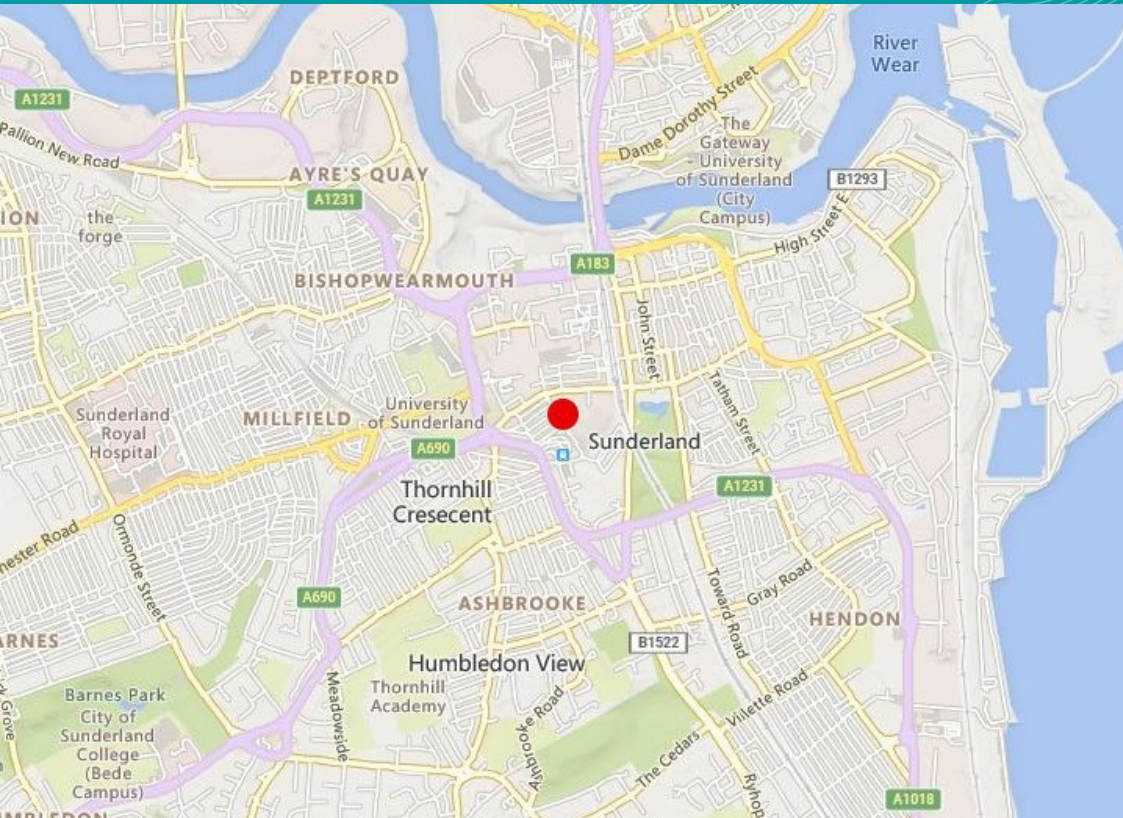


Park Lane Metro Station , Sunderland SR1 3NX

City Centre Retail Unit

236 Sq Ft  
(22 Sq M)

# Park Lane Metro Station , Sunderland SR1 3NX



## DESCRIPTION

A ground floor retail unit positioned close to the main Park Lane entrance of this popular interchange. The property has a single customer entrance fronting onto the main interchange concourse and is positioned directly adjacent to a number of the stations bus stands. The unit is supplied with electricity and has an EPC rating of D-90.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>236</b>	<b>22</b>

## EPC

D-90

## LOCATION

Within Sunderland City Centre inside the Park Lane Interchange. The development comprises retail accommodation created around the Park Lane rail and station and is positioned to the south of Park Lane. It is one of the main public transport hubs serving Sunderland connecting the city to regional and national transport links.

## LOCAL OCCUPIERS

An estate service charge equivalent to £2,800 per annum exclusive is recoverable from the occupier for upkeep and maintenance of the estate.

## TERMS

Leasehold

## RENT

Available by way of a new lease for a term of years to be agreed at a rent of £12,000 pax

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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