



M I C H A E L   H O D G S O N

estate agents & chartered surveyors

## BISCOP HOUSE, SUNDERLAND

£27,500 Per Annum

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Situated within the city of Sunderland, Sunnside a vibrant cultural quarter of residential and commercial space just a short distance from the city centre, covers approximately 43 acres and is currently subject to a significant regeneration programme. Sunnside is home to varying types of businesses including The Place (business and arts centre), Hawksley House an apart hotel, a bowling alley with the Bridge Shopping centre and a cinema/leisure centre near by. Consisting of both listed and newly built buildings Sunnside is fast becoming the 'in' place to enjoy a quick coffee, relaxing lunch or a night out at one of several new bars and restaurants in the area including Manor Thai, Eauzone, Angelos, Theatre Restaurant and many more. The newly completed £2m Sunnside Gardens provide a modern open space in the heart of this fast developing Quarter, a few minutes from Villiers Street.

Commercial Unit

To Let

Ground Floor

Shell Condition

A1, A2 & A3 Consent

Immediately Available

3820 Sq Ft

Rent Upon Request

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### SITUATION AND DESCRIPTION

Situated within the city of Sunderland, Sunnyside a vibrant cultural quarter of residential and commercial space just a short distance from the city centre, covers approximately 43 acres and is currently subject to a significant regeneration programme. Sunnyside is home to varying types of businesses including The Place (business and arts centre), Hawksley House an apart hotel, a bowling alley with the Bridge Shopping centre and a cinema/leisure centre near by. Consisting of both listed and newly built buildings Sunnyside is fast becoming the 'in' place to enjoy a quick coffee, relaxing lunch or a night out at one of several new bars and restaurants in the area including Manor Thai, Eazone, Angelos, Theatre Restaurant and many more. The newly completed £2m Sunnyside Gardens provide a modern open space in the heart of this fast developing Quarter, a few minutes from Villiers Street.

### ACCOMMODATION

An open plan unit currently a shell condition which can readily be adapted to suit an ingoing tenants exact requirement and specification, subject to all required local authority consents.

The property provides the following net internal area:

Total Area - 355 sq m (3820 sq Ft)

### LEASE TERMS

The premises are available by way of a new tenants internal repairing and insuring lease for a term of years to be agreed subject to a minimum of 6 years with 3 yearly rent reviews.

### RENTAL

Rent to be agreed, all enquiries welcome.

### SERVICES

The premises are connected to mains water, drainage, electricity.

### RATEABLE VALUE

The premises will be require assessing for rating purposes.

### LEGAL COSTS

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred with the transaction.

### VIEWING

Strictly by appointment only through sole joint agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

### MISREPRESENTATION ACT 1967

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that:

- 1 The particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact.
3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.
5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
6. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permissions or potential uses such information is given in good faith.

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

