

# TO LET

Ground Floor

1,083 sq.ft (100.6 sq.m)

12.6m  
footfall

## VISSU

EST 2003



M

THE GALLERIES

### Unit 76, M The Galleries, Sunderland, Tyne & Wear, NE38 7SD

- Ground floor retail premises
- Situated inbetween Boots and Pandora
- Other retailers nearby include JD, Sainsbury's, Pure Gym, Deichmann and TUI

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,083	100.6
<b>TOTAL</b>	<b>1,083</b>	<b>100.6</b>

#### Description

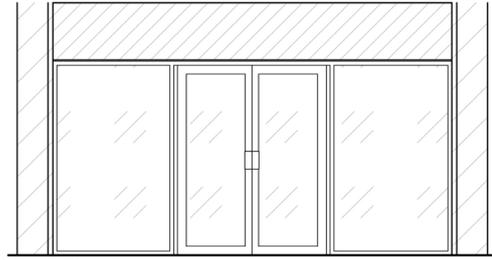
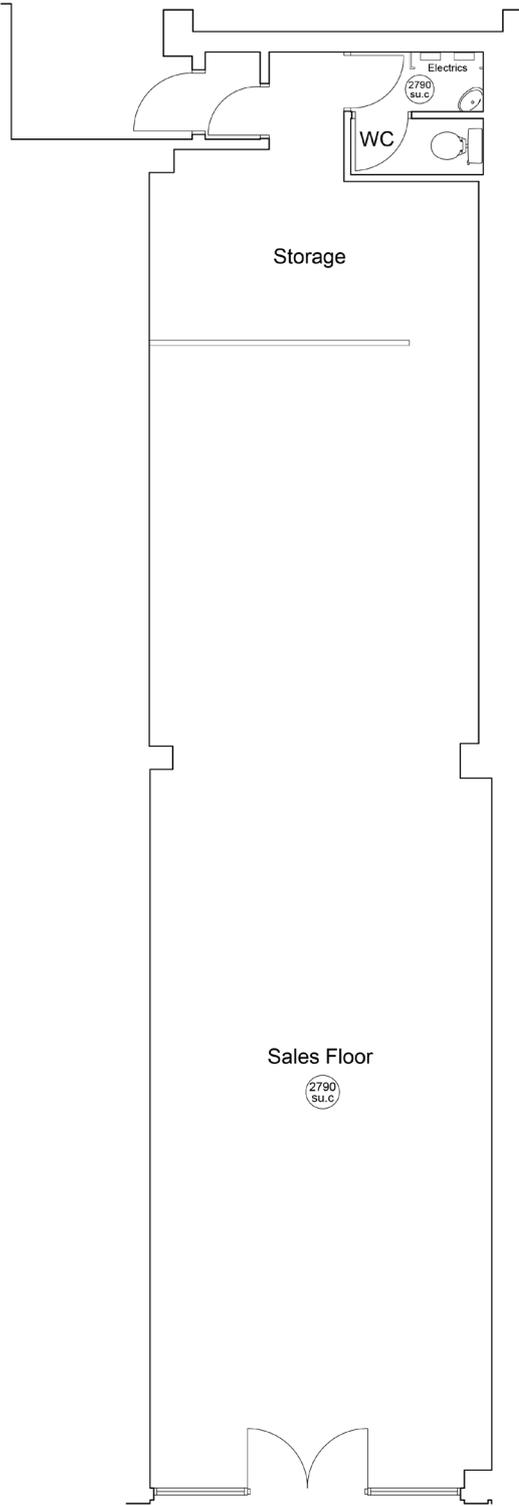
M The Galleries offers 2,500 FREE car parking spaces. Anchored by Sainsbury's and Asda, M The Galleries is home to a wide range of national and local, independent retailers alongside service providers and leisure operators. Over 500,000 people are within 15 minute drive.

#### Location

M The Galleries is located just off the A1231 and within easy reach of both the A1 and A19. With great transport links and ample parking, M The Galleries is easily accessible being 7 miles west of Sunderland, 11 miles north of Durham and 10 miles south east of Newcastle upon Tyne.



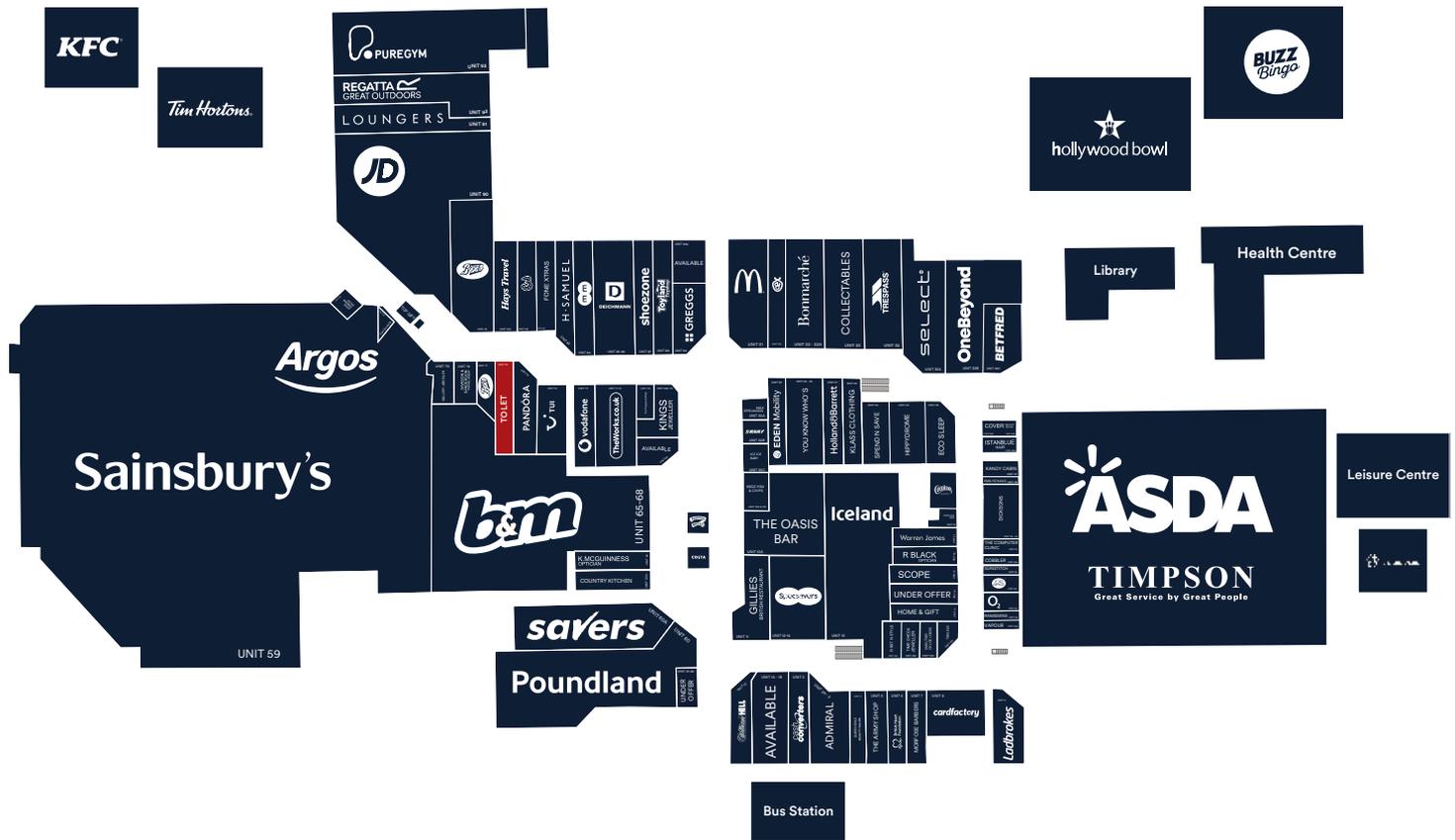
Ground Floor



Front Elevation



## Ground Floor



### Rent

£49,000 per annum.

### Rates

Rateable Value £43,750 (based on 2026 Rating List and subject to Status/Reliefs). Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

Electricity, water and drainage are connected to the property.

### Service Charge & Insurance

This unit participates in a service charge £8,493.71 per annum.

Insurance £573.39 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Rating B. Further information available upon request.

### Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

**Viewing** Strictly via prior appointment with the appointed agents:

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