

TO LET

First Floor Unit

467 sq.ft (43.4 sq.m)

12.6m
footfall



Unit 51, M The Galleries, Sunderland, Tyne & Wear, NE38 7SD

- First floor retail unit
- Situated opposite The Market Place
- Other retailers nearby include Lloyds Bank, Your Move and a wide range of independent retailers

Areas (approx. NIA)	Sq.ft	Sq.m
Sales Area	467	43.4
TOTAL	467	43.3

Description

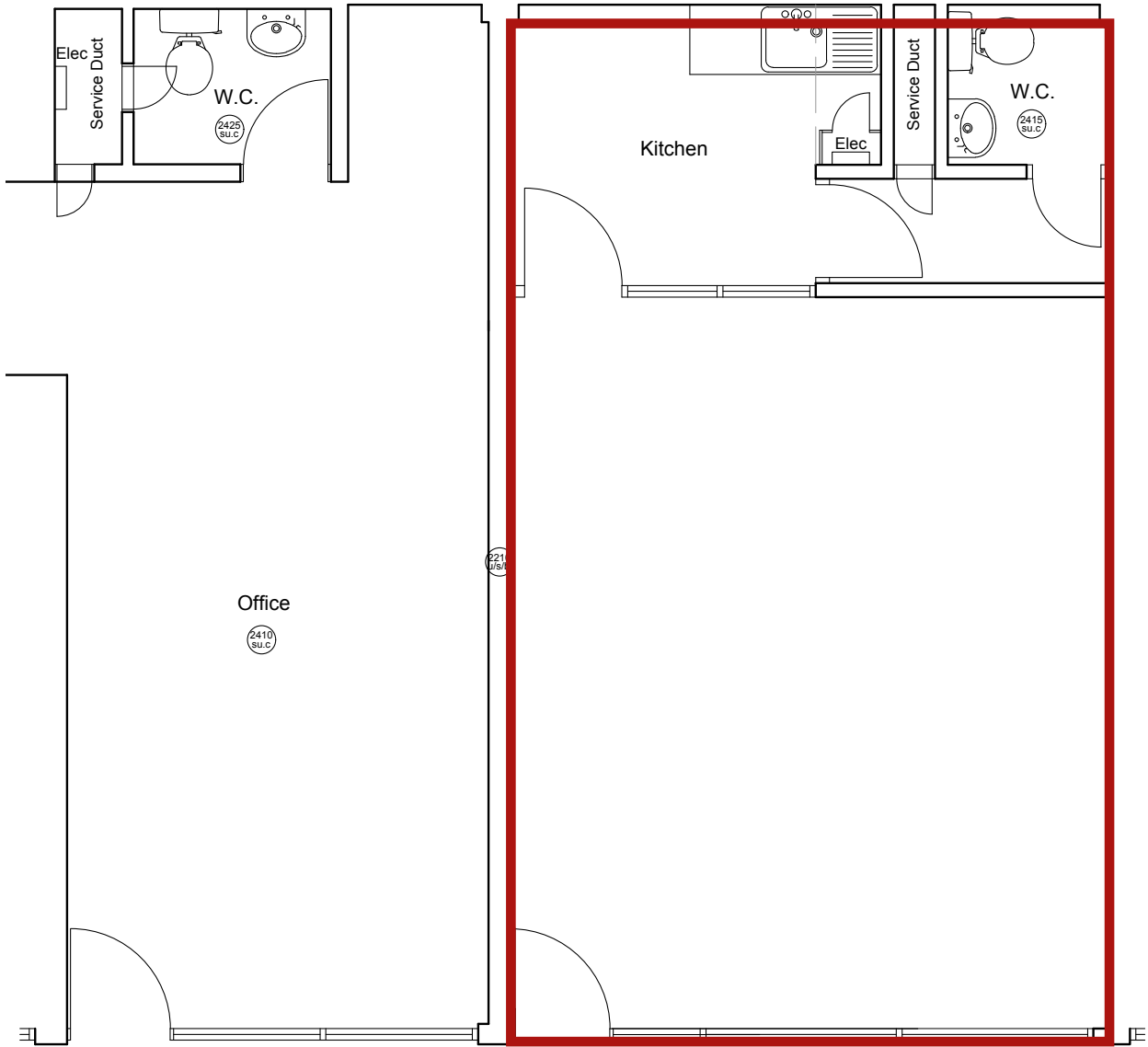
M The Galleries offers 2,500 FREE car parking spaces. Anchored by Sainsbury's and Asda, M The Galleries is home to a wide range of national and local, independent retailers alongside service providers and leisure operators. Over 500,000 people are within 15 minute drive.

Location

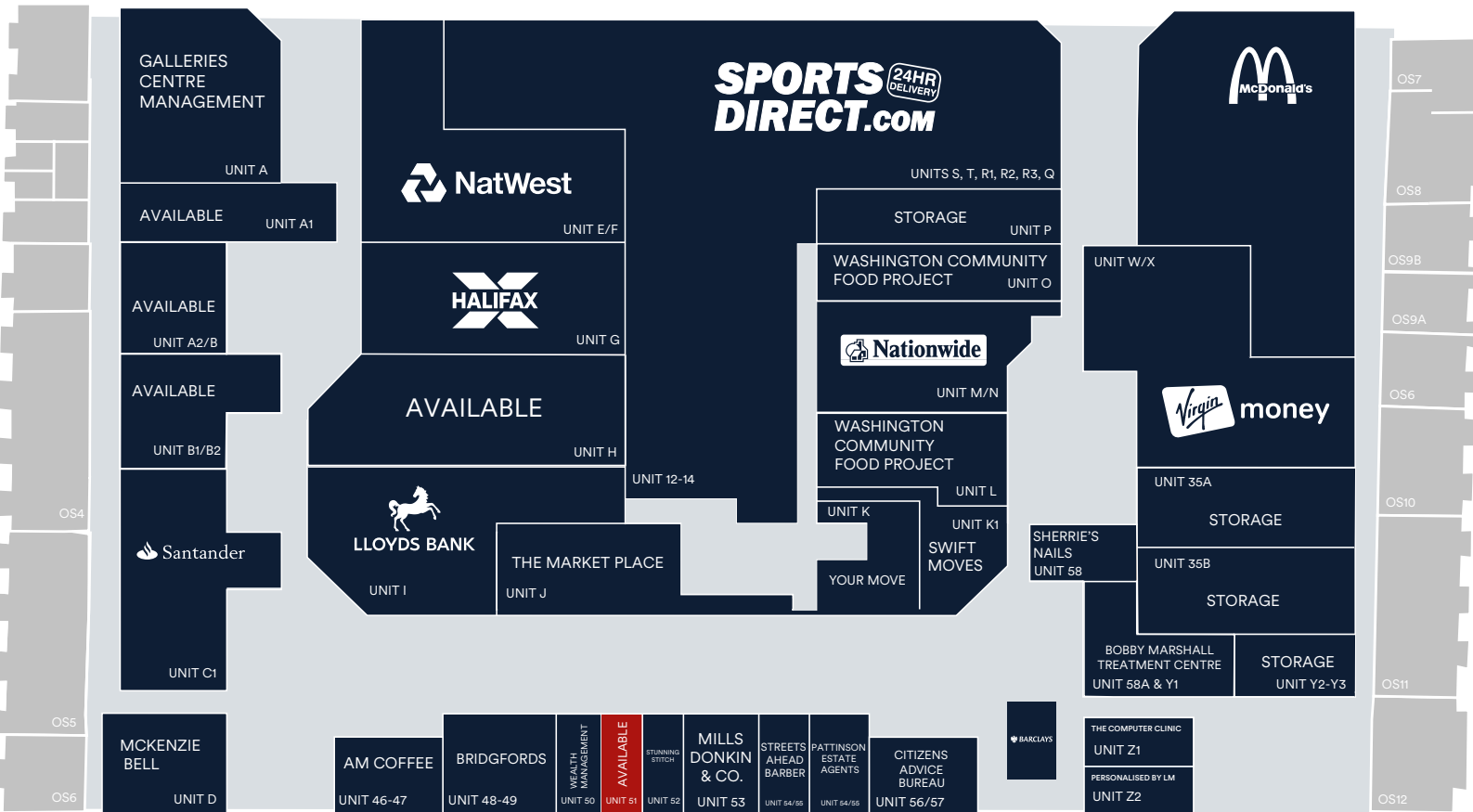
M The Galleries is located just off the A1231 and within easy reach of both the A1 and A19. With great transport links and ample parking, M The Galleries is easily accessible being 7 miles west of Sunderland, 11 miles north of Durham and 10 miles south east of Newcastle upon Tyne.



Floor Plan



First Floor



Rent

£15,000 per annum.

Rates

Rateable Value £10,250 (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 £3,811.10 per annum.

Insurance £182 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the ingoing 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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