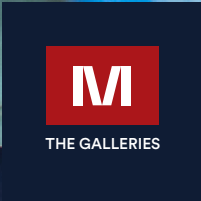


TO LET

Ground Floor Kiosk

240 sq.ft (22.3 sq.m)

12.6m
footfall



Can be combined with adjacent unit to create 1,296 sq.ft (120.4 sq.m)

Unit 69a, M The Galleries, Sunderland, Tyne & Wear, NE38 7SD

- Ground floor retail kiosk
- Situated next to B&M and Wessington Square – the Centre’s popular food court
- Other nearby retailers include Costa, Subway, Greggs and McDonalds

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	240	22.3
TOTAL	240	22.3

Description

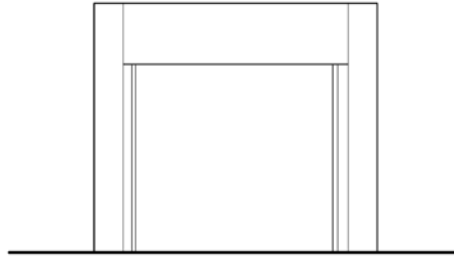
M The Galleries offers 2,500 FREE car parking spaces. Anchored by Sainsbury’s and Asda, M The Galleries is home to a wide range of national and local, independent retailers alongside service providers and leisure operators. Over 500,000 people are within 15 minute drive.

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.



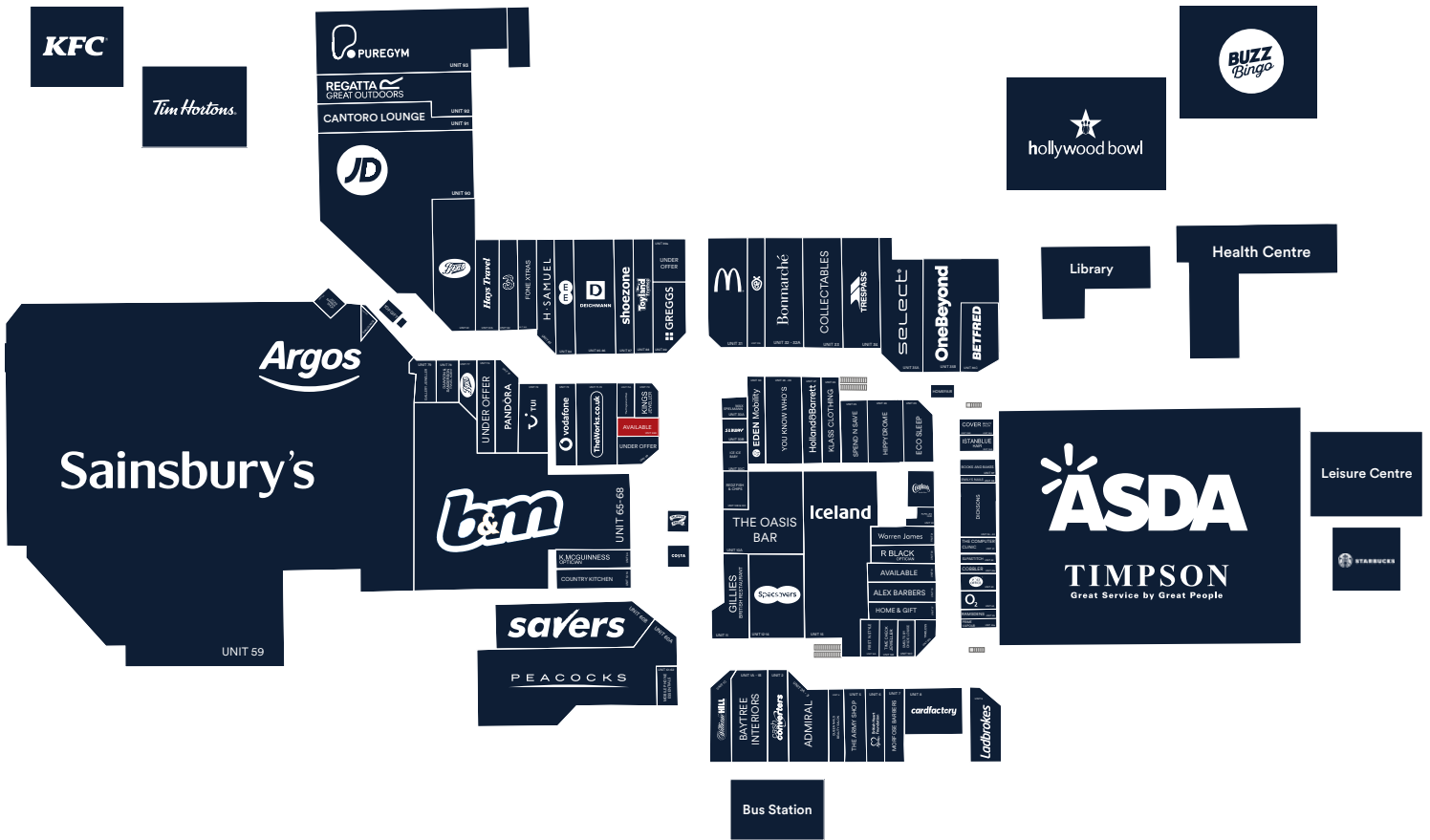
Floor Plan



Front Elevation



Ground Floor



Rent

£25,000 per annum.

Rates

Rateable Value £18,500. 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 £2,026 per annum. Insurance £190.08 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:

mre McMULLEN
REAL ESTATE

020 3058 0200
www.mcmullenre.com

Mark Crookes 07831 265072
mcrookes@mcmullenre.com

Peter Barker 07960 978795
pbarker@mcmullenre.com

RAWSTRON  **JOHNSON**

0113 450 7000
www.rj-ltd.co.uk

Adrian Johnson 07747 610 111
adrian@rj-ltd.co.uk

Owned and Managed by

MI **MI[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk



Simon Eatough 07771 764148
SEatough@lcpproperties.co.uk