

TO LET

Office / Salon / Bar / Cafe

Echo 24 Building, West Wear Street, Sunderland SR1 1XD

- Modern Unit
- Established Commercial Location
- Excellent Road and Public Transport Links
- City Centre
- Incentives Available
- Approx. 81.48 m² (877 sq ft)
- Multiple Uses Considered Subject to Planning

Contact: Tim Carter

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Tel: 01642 704930

www.cpne.co.uk

LOCATION

The Echo Building is located on West Wear Street (A1018), adjacent to the Wearmouth Bridge in Sunderland City Centre. The A1018 links to the A1231 to the west directly to Wessington Way and the A19 thereafter. The A1018 also links directly the A19 to the south of the City Centre. Sunderland Train Station is approx. 400m distant with direct trains to London Kings Cross to the South and Newcastle to the North.

DESCRIPTION

The Suite provides open modern accommodation with fully glazed external windows providing views over the River Wear. The space can be refurbished to suit occupier needs subject to terms agreed.

ACCOMMODATION

We are advised that the property provides the following approximate floor area:

Ground Floor Unit 81.48 m² (877 sq ft)

TERMS

Available To Let by way of a new lease with an asking rent of £10,000 per annum plus vat.

BUSINESS RATES

We are advised that the property needs to be reassessed for Business Rates purposes and recommend that interested parties contact Sunderland City Council for advice on the rates payable.

SERVICE CHARGE

A service charge is applicable for the upkeep of the building and external common areas. Full service charge information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

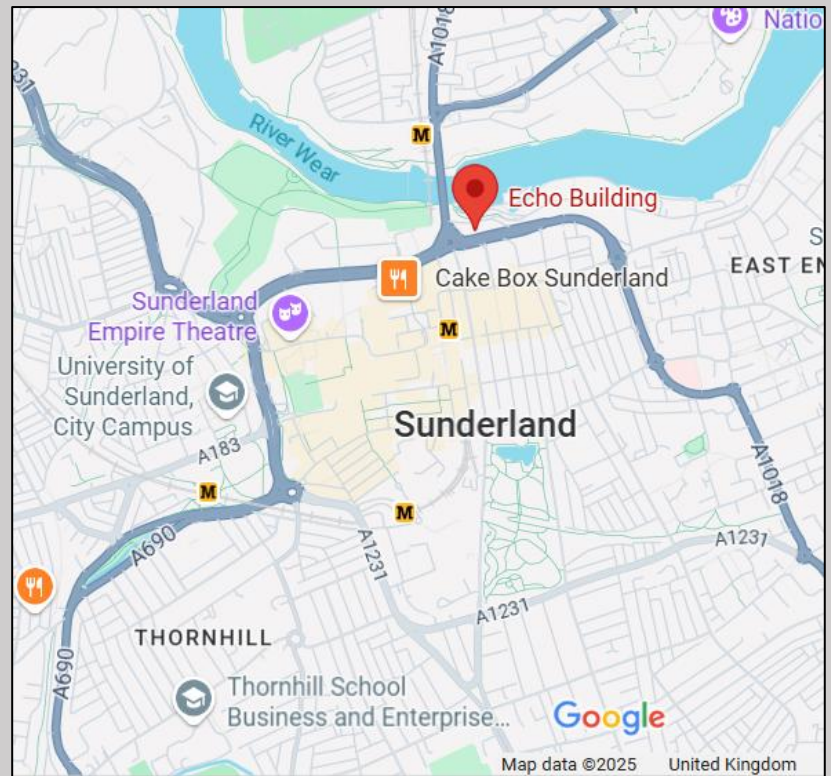
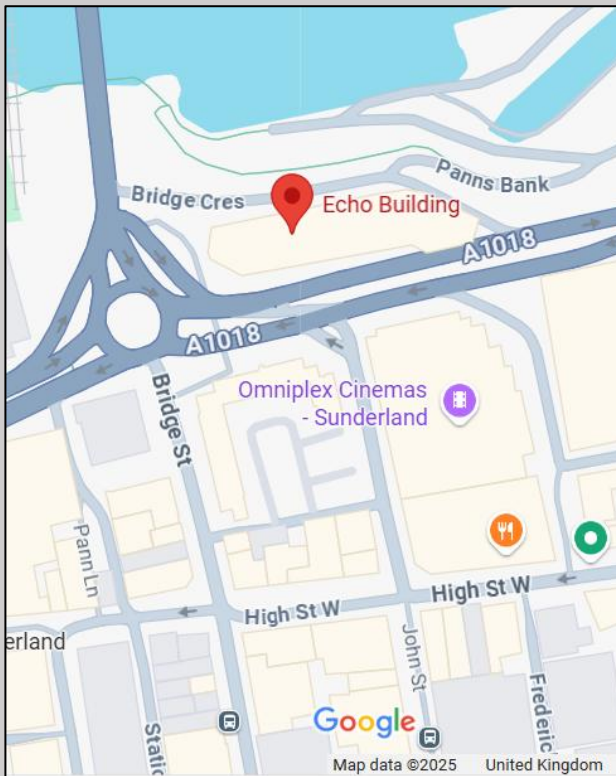
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VIEWING

Strictly through the agents:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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