



Images shown are indicative

F&B / Leisure Opportunities

Ground and first floor units from
2,911 sq ft

REGISTER BUILDINGS

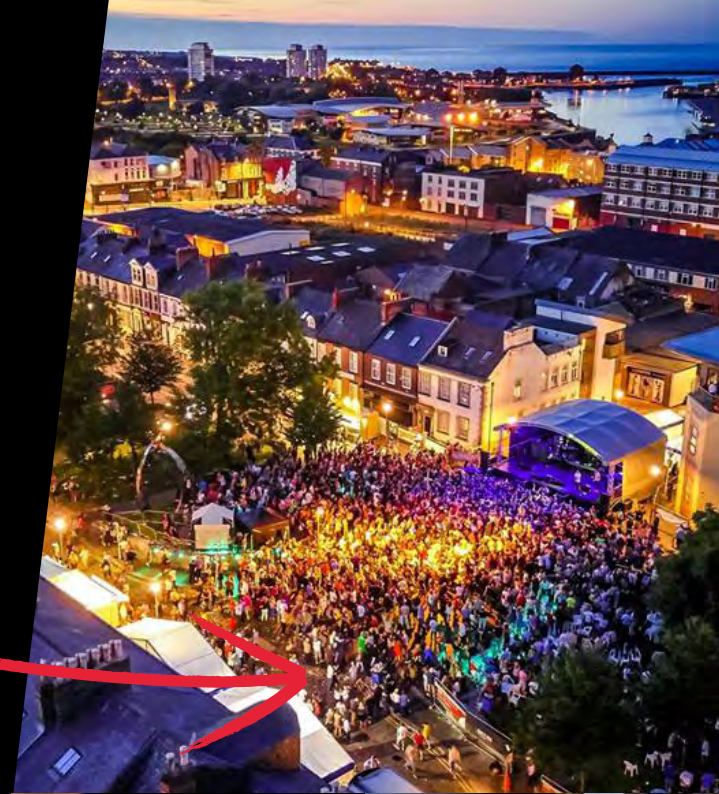
AT SUNNYSIDE SOCIAL

Fast emerging as Sunderland's corner of cool - anchored by operators that are bringing their own unique twist to this historic part of the city - Sunnside is up and coming as a city centre leisure and hospitality hub, perfectly complementing neighbouring Riverside Sunderland with its own cool, quirky vibe.

Sunnside's character

Sunnside boasts authenticity, youthfulness and energy which attracts urban pioneers, creatives, entrepreneurs and a growing student population. It's an area on the up, full of charm and character with a mix of heritage and modern buildings lining its streets.

Nearby heritage buildings have been reinvigorated to play their part in Sunnside's story. The iconic Mackies Corner has been redeveloped to house a mix of independent retail and leisure operators from yoga and art studios to bridal boutiques and patisseries, while further along High Street West, the original Binns Department store has been transformed into independent music venue Pop Recs and Sonny's Coffee & Kitchen.





Sunnyside is anchored by major leisure venues with the potential to attract many thousands of people every week.

Sunnyside Social provides a cluster of major leisure spaces, alongside smaller venues for restaurants, bars and more to join the increasingly popular area.

Ireland's largest cinema operator Omniplex recently signed a new long term lease at Sunnyside Social, with plans to carry out a full refurbishment of both the screens and front of house area. The scheme also hosts a bowling alley and Grosvenor Casino.



OMNIPLEX
CINEMAS



Sunderland is transforming.

Sunderland City Council's Riverside Sunderland delivery plan has delivered seismic change in the centre of the city, and – with swathes of redevelopment already well advanced in this area – the authority is turning its sights on Sunnyside, which connects seamlessly into the city's changing urban heart.

Riverside Sunderland will bring with it 2,500 new residents and 10,000 new workers in the city. The city's growing, student community is also playing an increasing role in creating a city centre vibe.

274,000 **34,000**

population

workers within 2 miles

1.68m

sq. ft new film studio

£1.3bn

buying power within 2 miles

18,300

students

1,000

new homes within
10 minutes' walk

10,000

new jobs to be created

£500m

investment

440,000

sq. ft of new Grade A office space



Sunnyside Sunderland

Sunnyside is located to the east of the city centre, just five minutes' walk from Riverside Sunderland, the epicentre of the city's transformation.

5 min

walk to the train and Metro station

600

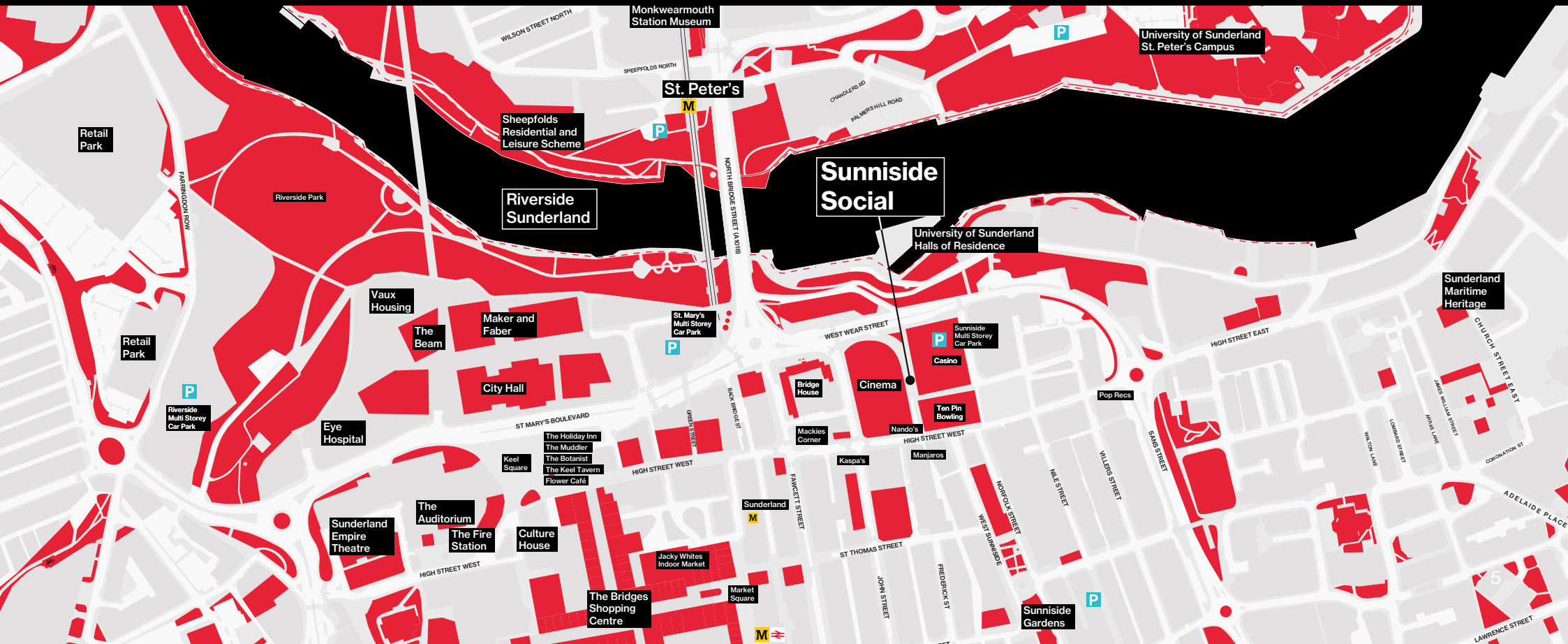
space car park on site

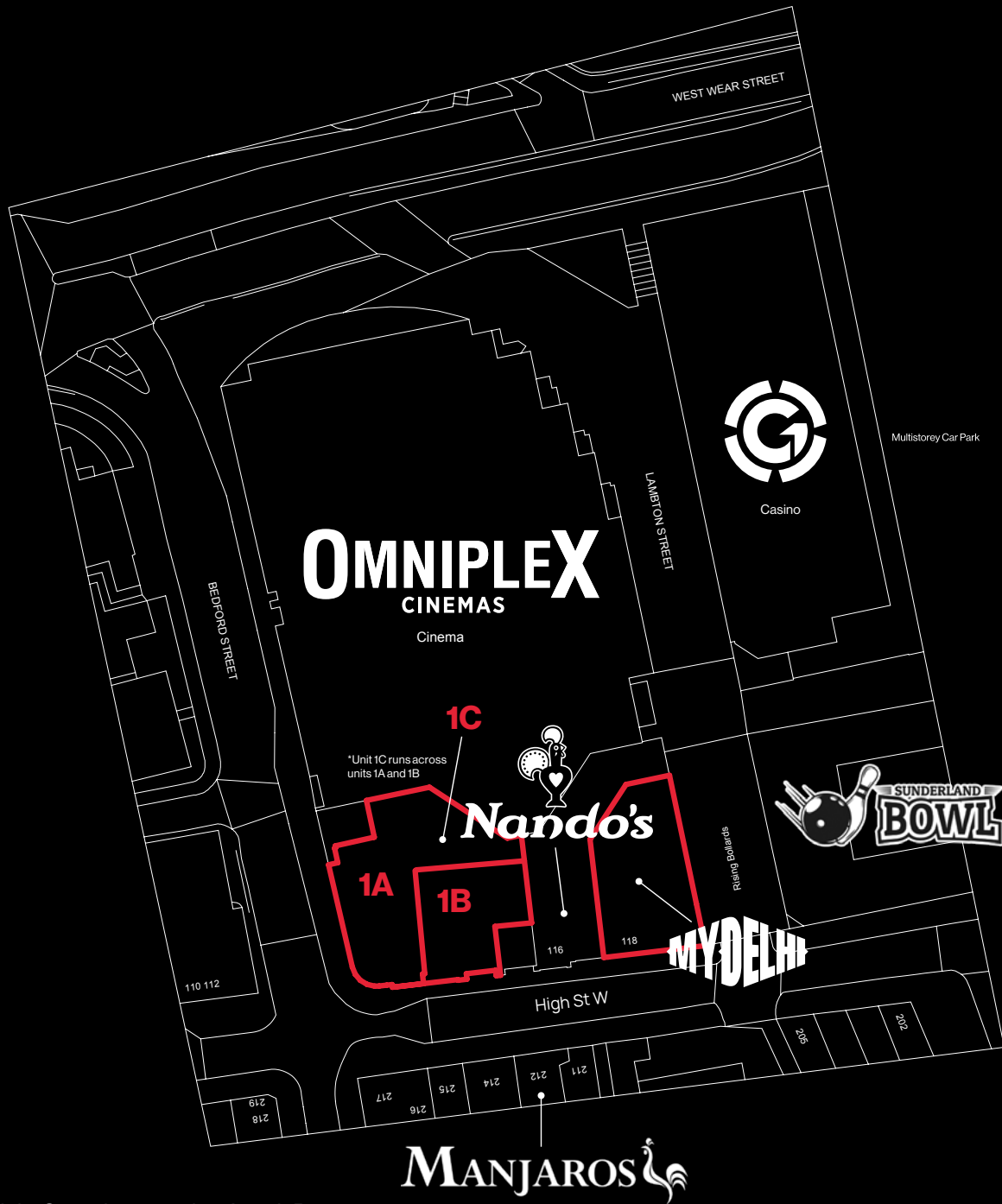
10 min

walk to Sunderland bus station

**Every
12 mins**

Metro services pass through
the nearby station





Sunniside Social

Sunniside Social is a leisure and hospitality hub, offering a unique space for businesses keen to be right at the heart of this area's transformation. Anchored by the city's cinema, which is being stunningly reimaged into a vibrant experiential space, with a bowling alley and casino also attracting hundreds of people every day. There are 3 vacant units available, with the possibility of subdividing unit 1A and 1C.

The properties briefly comprise as follows:

Unit No	Description	Gross internal area	
1A	Vacant	5,339 sq ft	495.99 sq m
1C	Vacant	8,456 sq ft	785.56 sq m
1A and 1C	Total	13,795 sq ft	1281.56 sq m
1B	Vacant	2911 sq ft	270.43 sq m
2	Nandos		
3	Letting Agreed to My Delhi	4089 sq ft	379.87 sq m

Service Charge

Details on application.

Tenure

New leases are available on an effective FRI basis on terms to be agreed.

Rateable Values (RV)

The Valuation Office has confirmed the current Rateable Values are:

1A and 1C	£55,000
Unit 1B	£24,250
Unit 3	£37,500

The Uniform Business Rate for the Rates Year 2024/2025 is 54.6p (RV over £51,000) or 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Landlord and it is the responsibility of the Purchaser/Tenant to ensure that they are in working order.

EPC

Unit 1A and 1C Rating – Energy Rating D

Unit 1B Energy Rating - Energy Rating C

Unit 3 Rating – Energy Rating C

Ref - C4148

Agent Details

@retail

Sarah Hart

sarah@atretail.co.uk
0798 576 8514

lofthouse
and partners

www.lofthouseandpartners.co.uk

Mario Jaconelli

mario@lofthouseandpartners.co.uk
0796 104 3110

.stärka

Sammy Jones

sammy@starkaproperty.com
0744 704 8628

**Sunderland
City Council**

MISREPRESENTATION ACT 1967: @retail, Lofthouse and partners and Stärka for themselves and for the vendor(s) or lessor(s) of this property whose landlord it is give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited and Lofthouse and Stärka or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. FINANCE ACT 1989: Unless otherwise stated or prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every responsible effort has been made by ATF Retail Limited and Lofthouse and Stärka to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. ATF Retail Limited: Registered in England: 9196582.

Images shown are indicative

