

OFFICES AND WORKSHOPS

TO LET

EAGLE BUILDING, 201 HIGH STREET EAST

Sunderland SR1 2AX

Unit sizes from 20.78 sq.m. (224 sq.ft.) to 75.68 sq.m. (815 sq.ft.), combinations available

Rents from £46 per week, flexible lease terms

DESCRIPTION

The **Eagle Building** is one of the oldest buildings in Sunderland, close to the City Centre and the southern radial route, in the heart of the Old Sunderland Conservation area.

This former coaching inn and workshop has been extensively refurbished to provide a range of units suitable for a variety of uses, which can if necessary be combined for larger space requirements.

The Quayside Exchange is immediately adjacent to the **Eagle Building**. This is a quality restaurant, public house, conference and entertainment venue and has developed an excellent reputation.

Accommodation is available on ground, first and second floors, with lift access and all services provided centrally. Each unit is different in size and position, with some enjoying the river views to the rear, and others prominently located at the front of the property.

The units are in the main suitable for office use, with ample natural light, carpets, with access direct from High Street East to the front. Lift access is available to all upper floors. The ground floor units are more suited for workshop use.

ACCOMMODATION DETAILS

Cat 2 lighting is provided in most units. Toilet facilities are available on all floors, with access to small shared kitchen facilities.

The units are separately metered for electricity. Access is available at all times, and there is an alarm installed. EPC's will be obtained after occupation, where required and appropriate.

Ample free on street parking is available to the front of the property, although there is an area for overspill parking to the rear.

OCCUPATIONAL TERMS

The individual units within the **Eagle Building** are being made available on standard non-variable 3 year leases, contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. The minimum period of occupation will be 6 months, with either side able to terminate the lease on service of not less than one months' notice served at any time after the end of the 6th month.

All rents quoted on the schedule are inclusive of the rent, a management and service charge, and also VAT. Tenants will therefore be responsible in addition to these costs for all charges for services used within the units, general and water rates, and also internal repairs and decoration. Rents may be reviewed annually on the anniversary date of the tenancy, but will be revised on 1 April each year to take account of increases in the management charge.

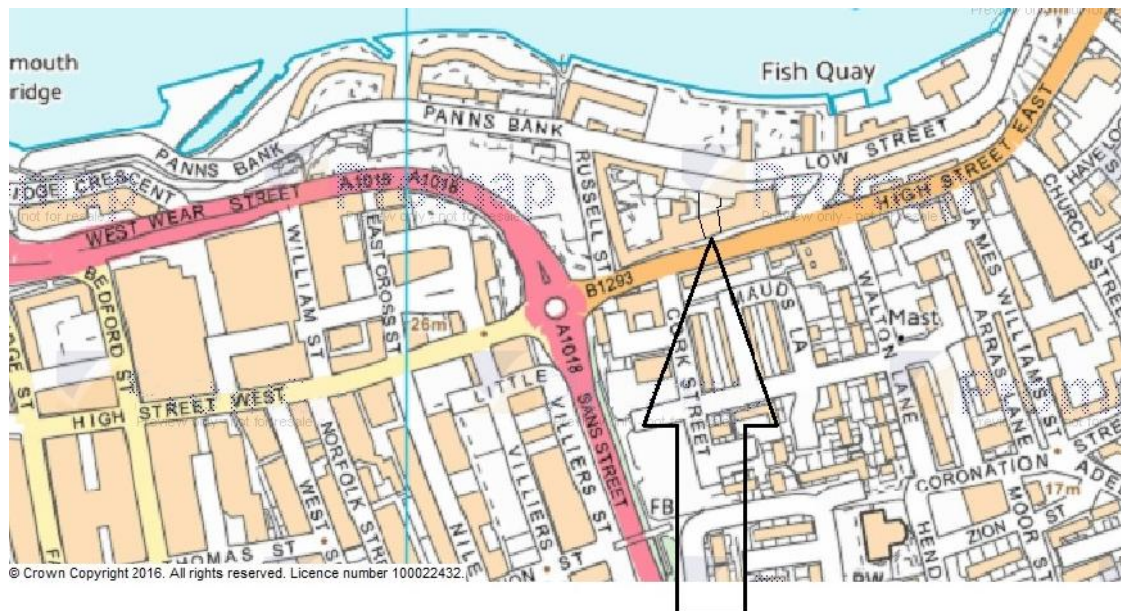
Tenants will be required to return the units back to the Landlord in the same condition as at the time of letting, and in that regard, at the time of first letting, may be required to make a payment equivalent to between 1 and 3 months' rent. This will be held as security against renovation costs which might be required at the end of their occupation.

Rents will be charged at three monthly intervals, with the first payment due prior to occupation.

The intended use of the units will be agreed at the commencement of the lease term, and will not be allowed to change without the Landlords prior written consent.

COSTS

The ingoing tenants will be required to make a contribution towards the costs incurred by the Landlord in completing the lease document.



EAGLE BUILDING

VIEWING

For all enquiries regarding viewing, please contact Malcolm Holmes of ABP Property Consultants.

Consumer Protection Notice

These property details are intended to give a fair description of the property, and intending lessors must satisfy themselves as to their accuracy. They do not form part of any contract, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless stated, all prices and rents quoted are exclusive of value added tax.

V3 prepared 27 July 2016