

6-32 Market Square, Sunderland, SR1 3HW

Unit	Tenant	Area (Sq Ft) NIA			Lease Start	Rent Review	Break Date	Lease Expiry	Rent Per Annum	Comments
		Ground	First	ITZA						
6 Market Square	Nationwide Building Society	2099	1866	1156	25/12/2022	25/12/2027	25/12/2027	24/12/2032	£65,000	Lease renewal. Tenant has been in occupation since 2007. The lease was renewed by Nationwide December 2022, prior the rent was £155,000.
8, 10, 12 Market Square	Poundland Limited	3830	4314	1633	14/06/2019	n/a	Mutual rolling break option, subject to 3 months' notice	28/12/2023	£33,000	Tenant has been in occupation since 2001 and currently holding over. Outside 1954 Act protection. No discussion in hand regarding their future occupation.
14/16 Market Square	Luxury Leisure	2447	2577	1252	25/03/2017	25/03/2022		24/03/2027	£120,500	Rent review from 2022 not documented.
18/20 Market Square (Unit A, part GF)	CeX Franchising Limited	1828		820	03/06/2019	03/06/2024		02/06/2029	£65,000	
18/20 Market Square (Unit B, part GF & FF)	Vacant	2380	4458	978						Rental value suggested in the order of £50,000 per annum. Negotiations in hand with potential tenant.
28/30 Market Square	Kentucky Fried Chicken (GB) Ltd	1324	1158	629	21/08/2017	21/08/2022	21/08/2027	20/08/2037	£60,000	Tenant not in occupation. 2022 rent review not documented.
26/28 Market Square	Costa Ltd	1569	1621	727	11/07/2023	n/a	11/07/2026	10/07/2028	£45,000	Lease renewal. Personal concession for tenant to pay rent monthly. Re-gear in July 2023, prior the rent was £72,000.
<b>TOTAL</b>									<b>£388,500</b>	
							Non recoverables was		<b>-£58,766</b>	
							True net		<b>£329,734</b>	
							On letting, increase		<b>£58,766</b>	
							Rental Value		<b>£60,000</b>	
									<b>£448,500</b>	