

Studio To Let

Studio 5

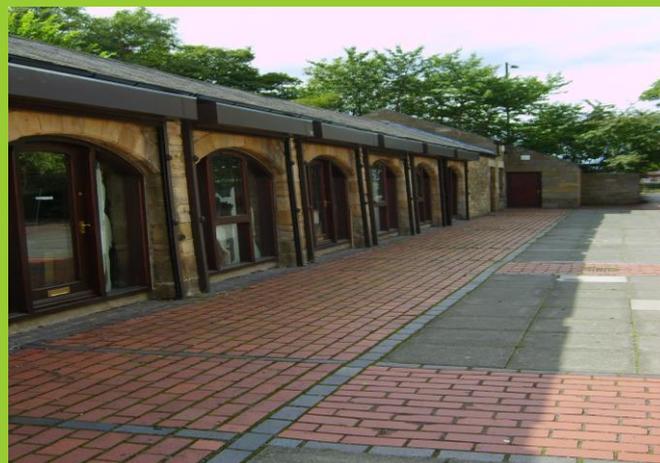
Arts Centre Washington

Biddick Lane

Fatfield, NE38 8AB

Washington

NE38 8AB



The opportunity

Sunderland City Council is pleased to bring to the market a studio to let.

Location

Arts Centre Washington (ACW) is located in Fatfield which lies in the East of Washington, equidistant between Sunderland, Newcastle, Gateshead and Durham. The site is easily accessible by Public Transport and enjoys good links to the main arterial road network of the A195, A182, A19 and A1 (m).

Description

Arts Centre Washington is a multi-purpose Arts Centre. It comprises of a theatre, gallery, recording studio, arts workshop, café and bar and function rooms. The site benefits from a large car park.

The studio offers twenty-four-hour access to potential tenants with separate accesses from the main Arts Centre Washington building. Each Studio benefits from an open plan studio space, a W.C., gas heater, vinyl flooring and a secure roller shutter.

Studio	Size	Rent	Service Charge (Estimated)
Studio 5	35.86sqm	£2,850P.A.	£335

Terms

The studio is available to let on 3 year internal repairing lease agreement with a service charge.

The rent is £2,850 per annum, payable by monthly instalments

The Tenant will be required to pay the first quarters rent of £712.50 at the commencement of the lease .

The rent will be subject to annual rent review
The studio has a service charge to cover structural repairs, Building Insurance, Grounds Maintenance, Water, and trade refuse. Service charge will be estimated each financial year and reconciliation will occur at year end. Figures provided are current estimates and may change.

Tenants will have twenty four hour access to the studios but will be expected to open up their units and be on site as a minimum Monday- Friday 10am until 3pm or in agreement with Arts Centre management.

Acceptable Uses

Arts Centre Washington is seeking tenants for the studio that will complement and contribute to the creative environment of this busy arts centre. The centre is particularly keen to support newly established creative industries, local artists and organisations in the early stages of operation and who might be interested in contributing to the centre's cultural programme.

Located around the Arts Centre's courtyard, it is expected that the new tenant's presence will add to the variety and viability of the Arts Centre.

Applications for the tenancy are welcomed from all types of creative industries as defined by the Department for Culture Media and Sport as comprising of such business or organisations as: Advertising, Architecture, Art and Antique Market, Crafts, Design, Designer fashion, Film and Video, Interactive leisure software, Music, the performing Arts, Publishing Software and computer services, television and Radio. Applications to use the studio for retail or storage purposes will not be accepted. Please note that Planning Permission may be required for your proposed use.

Submission

All interested parties are asked to submit a written application **by Sunday 2 January 2022** including

- Name and Address of proposed tenant, together with e-mail address and contact details
- Outline of the type of business/proposed use
- Details of any previous business premises held
- Details of any previous/current businesses
- Landlords Reference (if available)

Please note any satisfactory applications will have to provide a financial reference.

Applications must be submitted to:

Matthew.blyth@sunderland.gov.uk

Matthew Blyth
Arts Centre Washington
Biddick Lane
Fatfield
Washington
NE38 8AB

Warranty

The Council in its capacity as Local Authority for the City of Sunderland and as owner of the property described for itself, its servants and agents give notice that:

1. Whilst every effort has been taken to ensure the accuracy of the information contained in these particulars, the Council offers no guarantee of accuracy. You are accordingly advised to visit the property before applying to satisfy yourself regarding physical conditions, services etc. The particulars are set out as a general outline for the guidance of prospective tenants and do not in anyway constitute an offer or contract or part thereof. All floor areas are approximate.
3. No person in the employment of the Council has any authority to make or give any representations or warranty in relation to the opportunity.
2. The Council do not bind itself to accept the highest or any offer received and will accept no responsibility for any expenditure incurred by any interested party in relation to the submission of any application, whether successful or not.

These particulars were prepared in November 2021

Evaluation of Offers

After the closing date applications will be considered based on the most appropriate use at the discretion of the Arts Centre Washington Management.

A shortlist of potential tenants will be invited for an informal interview about the proposed use of the Studio.

Only on receipt of a satisfactory financial reference will an offer be made.

Viewing

The property can be viewed by appointment only by contacting Matt Blyth matthew.blyth@sunderland.gov.uk / 0191 561 3455

Fees

The tenant is to bear the Council's legal costs of £700+