

Studio

To Let

Studio 5

Arts Centre Washington

Biddick Lane

Fatfield

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 2016/2017 (Estimated)
Studio 5	35.86sqm	£2,850P.A.	£335



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.

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. Tenants will have a break clause actionable on six months notice at any time.

Tenants will be responsible for their own gas and electricity.

Business Rates are paid separately by the Tenant and the full charge for the current rates year is £777.55 (Rising to approximately £800.88 from 1st April 2018)

Rents will be reviewed annually.

If the tenant is a Limited Company Guarantors will be required.

An Energy Performance Certificate is currently being sought for the unit.

Service Charge

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.

Keep Open

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.

Viewing

The property can be viewed by appointment only by contacting Matt Blyth (0191) 2193455

Fees

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

Submission

All interested parties are asked to submit a written application **by 12 noon on Friday 2nd March 2018** including:

- Name and Address of proposed tenant, together with e- mail address
- Type of Business/Proposed Use
- Details of 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
Arts Centre Washington
Biddick Lane
Fatfield
Washington
NE38 8AB

matthew.blyth@sunderland.gov.uk

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.

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

Warranty

The Council in its capacity as Local Authority for the City of Sunderland and as owner of the property described for its self, 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 submitting an application 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.
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.
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.

These particulars were prepared in January 2018.

Music Performance Exhibition Social Dance Creative Arts Culture Events
Centre
Washington