

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



To Let

Office Premises

35 Frederick Street Sunderland SR1 1LN

- City centre office building
- · Located within Sunniside main professional area
- · Arranged over 4 floors
- Totalling 1603 ft2 (148.92 m2)
- · Car parking to rear
- · Recently redecorated

Also at Portland House Belmont Business Park Durham DH1 1TW Regulated by RICS





Location

The property is situated within a Conservation Area known as Sunniside and is located the southern section of Frederick Street mainly represented by professional occupiers including solicitors, estate agents and insurance brokers and a mix of residential uses in more recent years.

Description

The building is arranged over ground, lower ground, first and second floors and is of brick and slate construction dating to the mid-1800's. To the rear is a single storey kitchen extension and a carpark and has recently been redecorated internally and recarpeted. The exterior will be redecorated prior to a new tenant taking up occupation.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices and Kitchen	483	44.87
First Floor		
Offices	478	44.41
Second Floor		
Store & WC (area excludes WC)	181	16.81
Basement		
Offices/Stores	461	42.83
TOTALLING	1603	148.92
Externally		
Car park to rear for 4-5 vehicles		

Tenure

A new lease is available on terms to be agreed at a commencing annual rental of £12,000 for a term of years to be agreed (minimum 3 years). The lease will exclude the provisions of the Landlord and Tenant Act 1954.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact - Mario Jaconelli or Alexa Reavley

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- 0191 5658844

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Values as follows:-

Basement £1,350 Ground Floor £4,000 First & Second Floor £3,850

The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p. 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 Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4107 EPC Energy Rating 96/D

External



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

- 1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
- 2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
- 3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
- 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.