



For Sale

Office Premises

4 Toward Road
Sunderland
SR1 2QG

- 4 storey office building
- Main road location
- Overlooking Mowbray Park and Winter Gardens
- Development opportunity STP
- Secure car parking to rear

Location

The property is located on Toward Road which is a main arterial route leading in and out of the city centre immediately overlooking the impressive Mowbray Park and Winter Gardens. The property is within walking distance of a number of local amenities including shops, offices, restaurants and bars and has good public transport links.

Description

The substantial building is arranged over Ground, Lower Ground, First and second floors but also has a sub-basement. There is a secure car parking area to the rear with 2 electrically operated roller shutters. The property has been occupied as offices for a number of years however subject to planning would readily convert to residential use.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices & Kitchen	671	62.34
First Floor		0.00
Offices and Kitchen	746	69.30
Second Floor		
Offices	639	59.36
Lower Ground Floor		
Offices/Stores	663	61.59
Sub-Basement		
Plant Room/Stores	313	29.08
Externally		
Private parking for 4-6 cars with 2 electric roller shutters		

Tenure

We are advised by the Vendor the tenure of the property is Freehold.

Asking Price




Offers in the region of **£145,000 (one hundred and forty five thousand pounds)**

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

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Values are as follows:-

Ground Floor	£3,600
1st & 2nd Floor	£6,600
Basement	£1,550

However these figures cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p.

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

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

C3331

Amended

March 2017

EPC

Energy Rating F