



To Let

Development Opportunity

6-7 The Cloisters
Sunderland
SR2 7BD

- Former offices/care home premises
- Comprising 2 adjoining attractive period buildings
- Located within Ashbrooke Conservation Area
- Totalling 8369 ft² (777.48 m²)
- Off street parking and garaging to rear
- Suit residential conversion/care use/offices STP

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

Location

The property is situated in a desirable residential suburb which forms part of The Ashbrooke Conservation Area on the fringe of Sunderland City Centre just off Ryhope Road (A1018) and Tunstall Road.

Description

The premises comprise 2 adjoining terraced buildings having been occupied for a number of years by ESPA for use as offices/educational purposes and in the past as a care home. The properties would appear to have been constructed in the mid to late 1800's and are arranged over ground, lower ground, first and second floors being interconnected at each floor level. The building also has a passenger lift however we understand it is not presently in working order.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR		
Total	2285	212.28
LOWER GROUND FLOOR		
Total	2129	197.78
FIRST FLOOR		
Total	2319	215.44
SECOND FLOOR		
Total	1636	151.98
EXTERNALLY		
Parking/garage to rear for approximately 6/7 cars		
TOTAL FLOOR AREA	8369	777.48

Tenure

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

Asking Price

Offers in the region of **£425,000 (four hundred and twenty 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 (RV)

Following an enquiry with the Valuation Office we understand that the properties are currently exempt from Business rates however will be subject to revaluation once sold.

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

C3407