



To Let

Office Premises

46 Frederick Street
Sunderland
SR1 1NF

- Well-presented office building
- City Centre location
- With 2 car parking spaces
- Arranged over Ground, First & Second Floors
- Totaling 1046 ft² (97.17 m²)
- Attractive Listed Building

Location

The property is situated in the heart of the Sunnyside Area which is predominantly occupied by solicitors, surveyors, accountants and estate agents and close to local transport and shopping amenities. Nearby occupiers include Paul Airey, Belvoir, Emily Charles, Richard Reed, Dowens and Martin & Co.

Description

The premises are arranged over ground, first and second floors. The building has been refurbished in recent years retaining many original features including period fireplaces and coving etc. There are allocated parking spaces to the rear.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Entrance lobby		
Office 1 (Front)	214	19.88
Office 2 (Rear)	193	17.93
Ground Floor Total	407	37.81
First Floor		
Office 3 (Front)	70	6.50
Office 4 (Front)	181	16.81
Office 5 (Rear)	174	16.16
First Floor Total	425	39.48
Second Floor		
Office 6/Store	214	19.88
Externally		
Car park to the rear with 2 allocated spaces		

Tenure




A new Lease is available at a commencing annual rental of **£11,400** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

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 Value is **£7,000**. However this figure 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 2016/2017 is 49.7p

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

In the draft Rating Revaluation effective 1st April 2017 it is proposed that the Rateable Value for this property will be reduced to £6,700 subject to confirmation. Based upon this assessment and subject to meeting certain criteria a tenant may be eligible for 100% Business Rates relief. Please contact Sunderland City Councils non domestic rating department for clarification on 0191 5611850

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

C3486

Prepared

January 2017

EPC

To be provided

Agents Note

The basement former restaurant/coffee shop is to be excluded and will be let separately.