



For Sale/To Let

Office Premises

35 West Sunnyside
Sunderland
SR1 1BU

- City centre office building
- Professional location
- Totalling 2224 ft² (206 m²)
- Range of private and open plan meeting rooms
- Pleasant aspect overlooking Sunnyside Gardens
- Includes 3 car parking spaces

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

Location

The property is located in the city's main professional area overlooking Sunnyside Gardens and is within close walking distance of the main retail area and local bars, restaurants and public transport.

Description

The building is arranged over ground, first and second floors with additional storage at basement level and provides a range of meeting rooms and private offices. The property has the benefit of gas central heating and car parking to the rear accessed via a shared electric roller shutter.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices	1147	106.56
First Floor		
Offices	629	58.43
Second Floor		
Office	285	26.48
Lower Ground Floor		
Stores	163	15.14
Total	2224	206.61
Externally		
3 tandem car parking spaces		

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£175,000 (one hundred and seventy-five thousand pounds)**

Leasehold

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** 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 (RV)

The Valuation Office has confirmed the Rateable Value is **£12,500**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

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

C3598

EPC

Energy Rating D

The Property

