

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Premises

First & Second Floors
22 Athenaeum Street
Sunderland
SR1 1DH

- Self contained city centre offices
- Totalling 1042 ft² (97 m²)
- Very prominent corner position
- Gas centrally heated
- Open plan layout to first floor
- Kitchen & WC facilities

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

Location

The property is located at the prominent junction of Athenaeum Street and Frederick Street within the city's main professional area. The suite is located above Martin & Co Estate Agents and Frederick Street Gallery. Nearby occupiers also include Hackett Property, Dowens, Thomas Watson, Paul Airey and Andrew Craig together with a number of firms of solicitors and accountants etc. The premises are within very close proximity of the prime shopping area, Sunderland Railway Station and the main bus stops.

Description

The suite is self-contained having a separate entrance with video intercom from Athenaeum Street. The office is of large open plan layout on the first floor with private managers office leading off the landing. On the second floor is a further office/store with staff room and WC. The suite benefits from gas central heating and video entry system.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Open plan office	600	55.74
Private Office (landing)	153	14.21
Second Floor		
Office	289	26.85
Kitchen/WC		
Store		
TOTAL	1042	96.80

Tenure

A new Lease is available at a commencing annual rental of **£8,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

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

The Valuation Office has confirmed the Rateable Value(s) as follows:

Office and Premises **£7,000**

The Uniform Business Rate for the Rates Year 2019/2020 is 49.1p. 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

C3719

Prepared

April 2019

EPC

Energy Rating E

Internal

