



# For Sale/To Let

## Retail Premises

22 Fawcett Street  
Sunderland  
SR1 1RH

- Large Ground Floor Sales plus Upper Floors
- Prominently situated opposite main Post Office
- Lots of recent student accommodation developments
- Upper floors suitable for redevelopment

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

### Location

The property is centrally located on Fawcett Street which is a secondary retail location within the city centre opposite the Post Office and Virgin Money and close to Wilkinson's and Sunderland Railway and Metro Station.

### Description

Substantial retail premises providing open plan sales on ground floor with further showroom and stores to upper floors. The upper floors could be separated and converted to residential subject to planning.

### Accommodation

The property briefly comprises as follows:-

|                     | ft2         | m2            |
|---------------------|-------------|---------------|
| <b>Ground Floor</b> |             |               |
| Sales Area          | 1700        | 157.93        |
| Ancillary           | 547         | 50.82         |
| <b>First Floor</b>  |             |               |
| Net Internal Area   | 1322        | 122.81        |
| <b>Second Floor</b> |             |               |
| Net Internal Area   | 887         | 82.40         |
| <b>Third Floor</b>  |             |               |
| Net Internal Area   | 967         | 89.83         |
| <b>TOTAL</b>        | <b>5423</b> | <b>503.80</b> |

### Tenure

We are advised the property is held Freehold.

### Asking Price

Offers in the region of **£295,000 (two hundred and ninety five thousand pounds)**

### Leasehold

A new Lease is available at a commencing annual rental of **£25,000** 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 – **Marc Weaver** or **Alexa Reavley**

- [mjw@lofthouseandpartners.co.uk](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto: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 **£36250**. The Uniform Business Rate for the Rates Year 2020/2021 is 51.2p (RV over £51,000) 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

*Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.*

**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. (optional)**

### 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

C3713

### Prepared

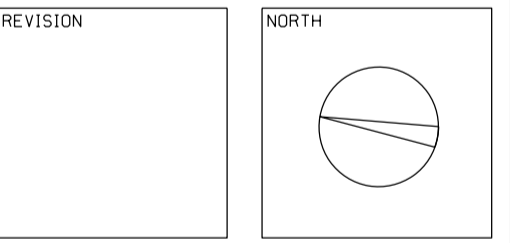
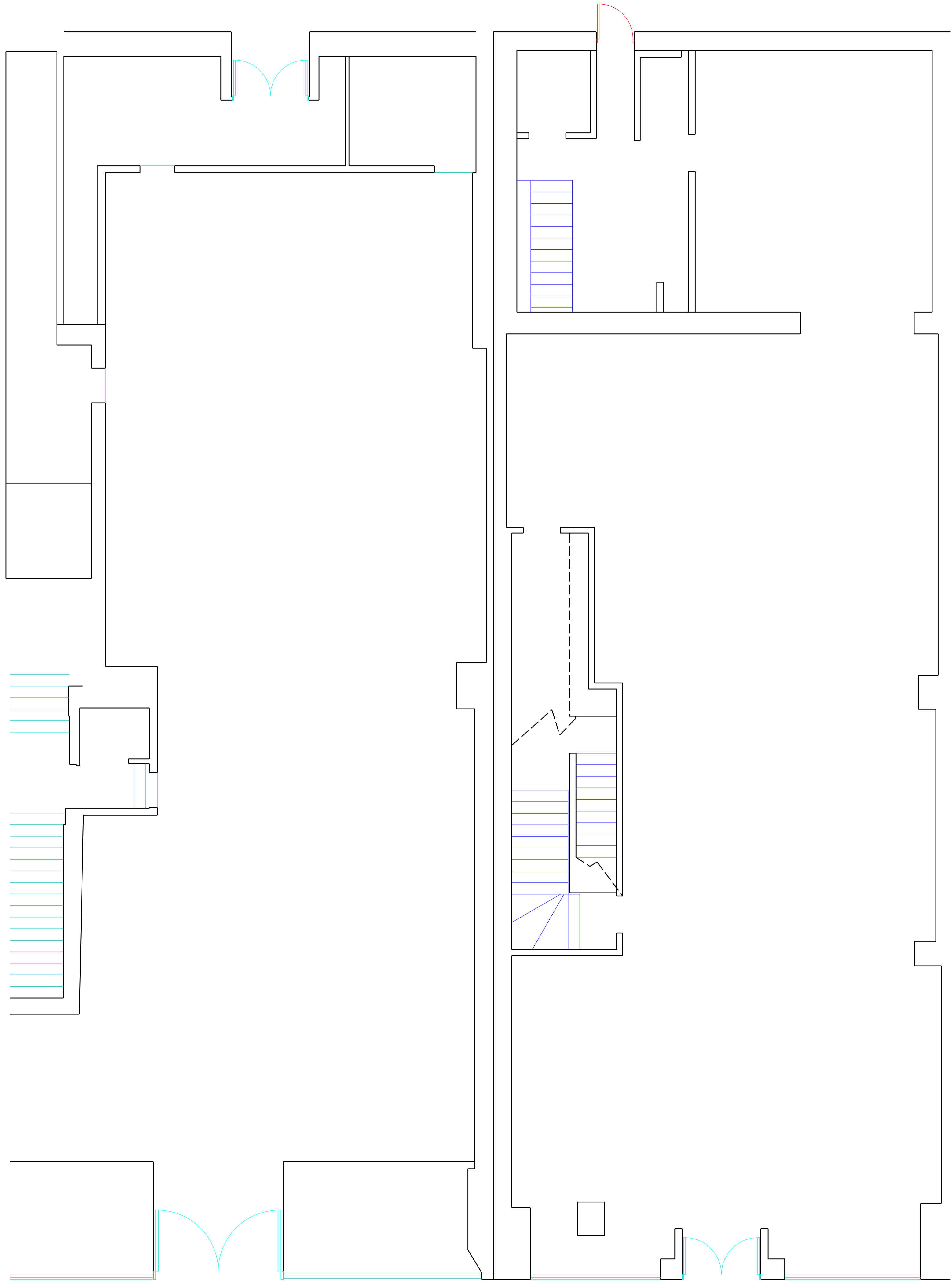
Updated June 2020

### EPC

Band E

### Internal





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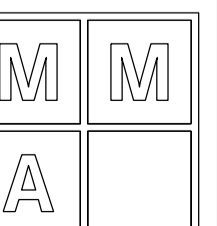
PROJECT  
 REFURBISHMENT @  
 UNITS 21 & 22 FAWCETT  
 STREET  
 SUNDERLAND

DRAWING  
 EXISTING GROUND  
 FLOOR PLANS

|                     |                     |                 |
|---------------------|---------------------|-----------------|
| PROJECT NO.<br>2271 | DRAWING NO.<br>C-02 | REVISION        |
| DATE<br>AUG 19      | SCALE<br>1:50@A1    | DRAWN BY<br>BAS |

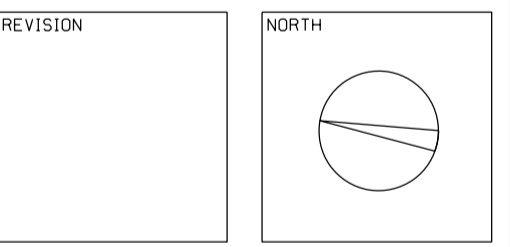
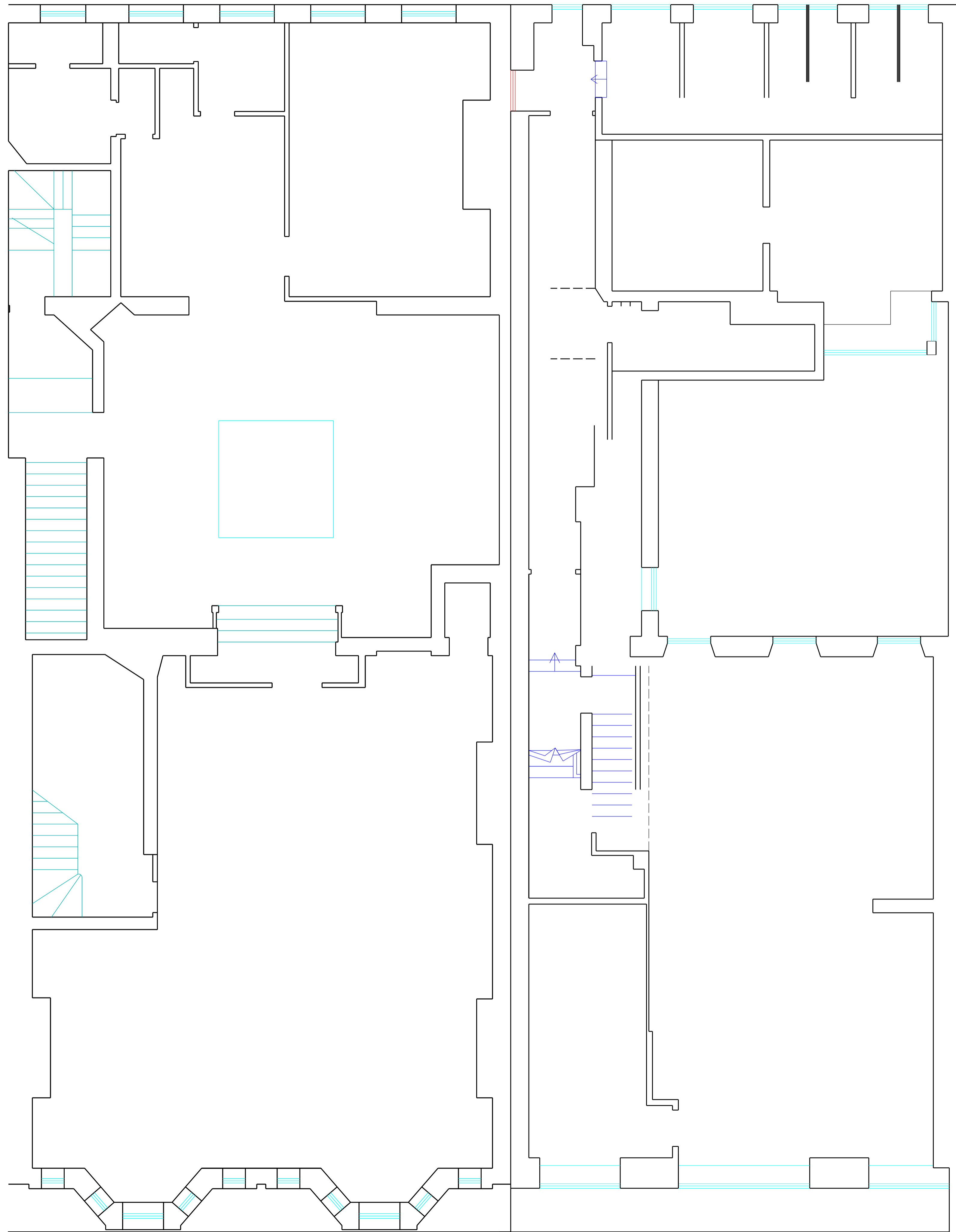
MARIO MINCHELLA ARCHITECTS

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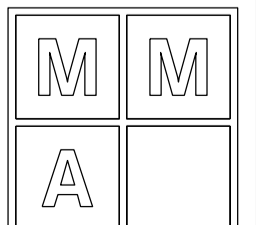
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 STREET  
 SUNDERLAND

DRAWING  
 EXISTING FIRST  
 FLOOR PLANS

|                     |                     |                 |
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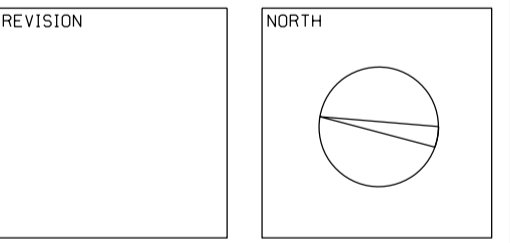
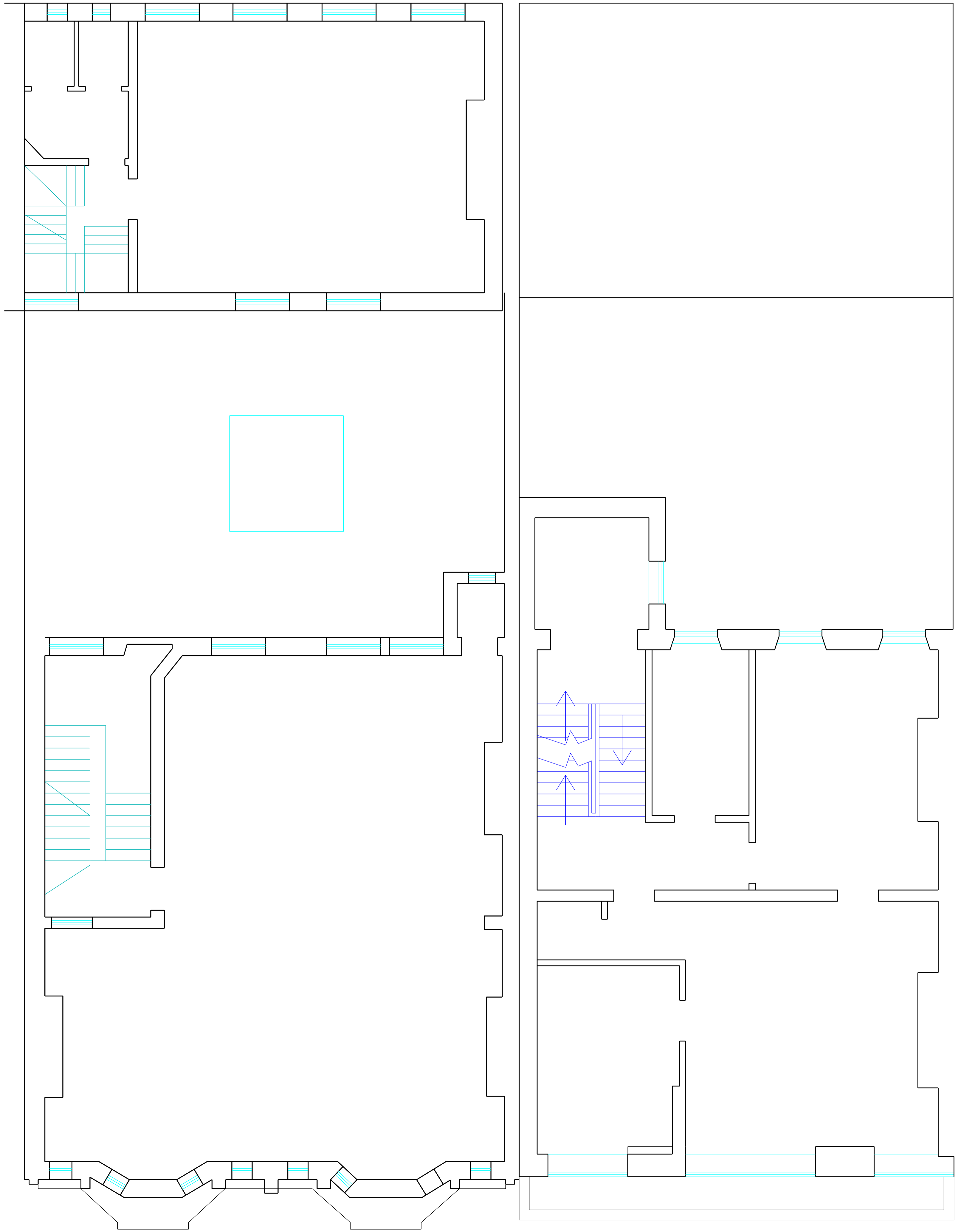
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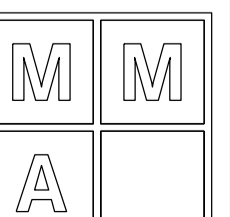
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 STREET  
 SUNDERLAND

DRAWING  
 EXISTING SECOND  
 FLOOR PLANS

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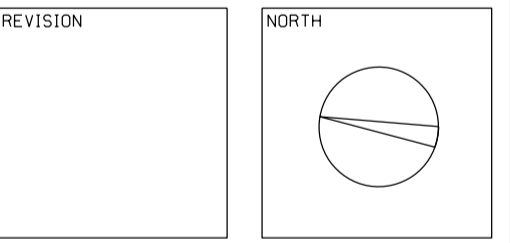
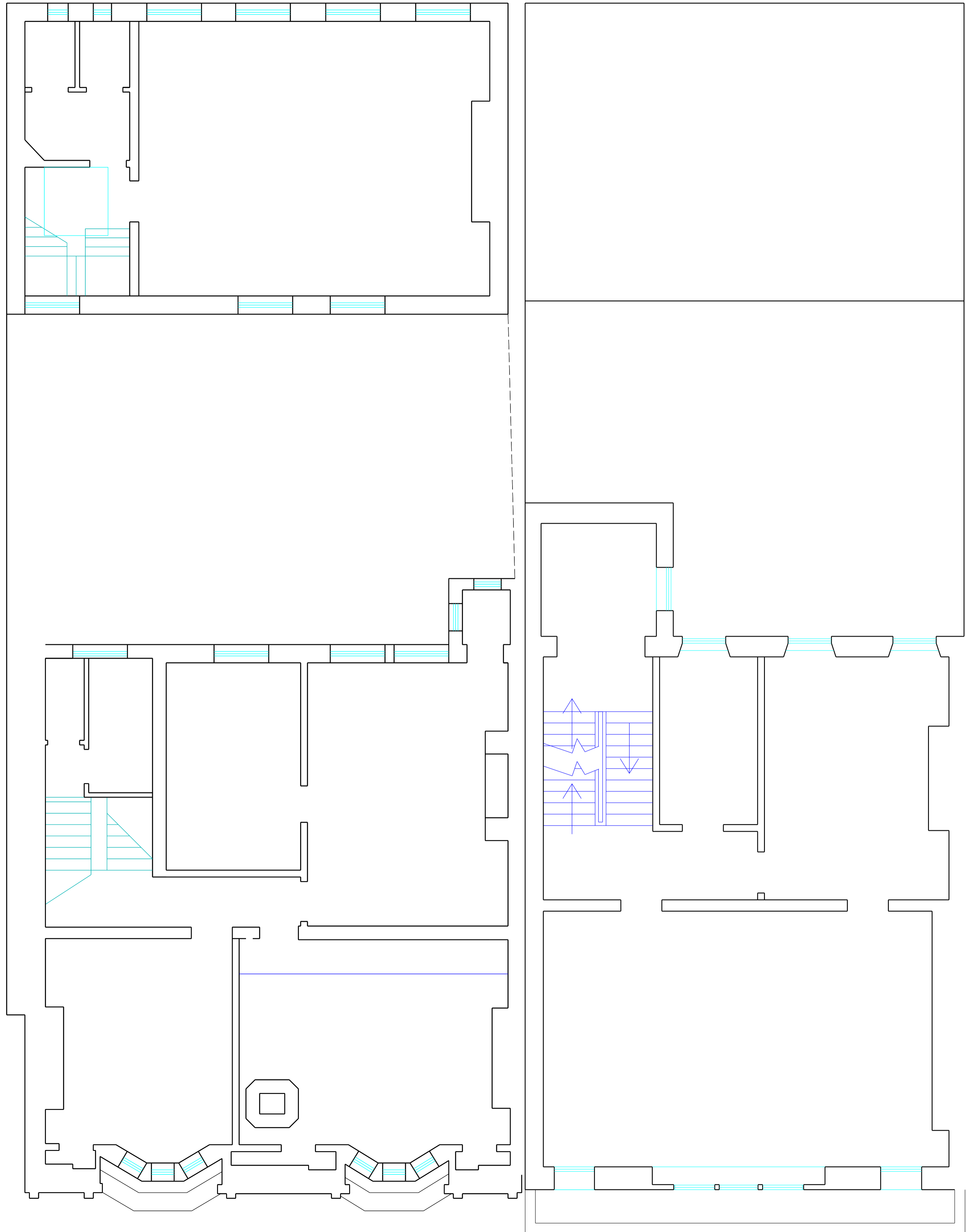
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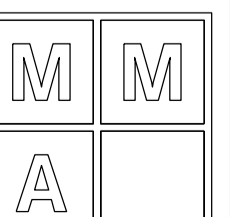
PROJECT  
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DRAWING  
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FLOOR PLANS

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