

Sunderland: 0191 5658844
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For Sale

Office Building/ Development Opportunity

Somerford Buildings
West Sunnyside & 40 Norfolk Street
Sunderland
SR1 1EE

- Substantial city centre office building
- Prominently positioned overlooking Sunnyside Gardens
- Totalling 5242 ft² (486.98 m²)
- May suit redevelopment subject to planning
- Separate adjacent building capable of separation
- DUE TO RELOCATION

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

Location

The property occupies a prominent position within the Sunnyside Area immediately overlooking Sunnyside Park. Nearby occupiers include a mix of professional firms such as accountants, solicitors and estate agents however in recent years a mix of residential and leisure occupiers including a small number of restaurants and bars have gained representation in this location following the multimillion-pound renovation of Sunnyside Gardens.

Description

The property comprises 2 adjoining and intercommunicating buildings. Somerford Buildings is a 3 storey plus Basement building of brick construction with feature sandstone detailing having a pitched, hipped and part gabled slated roof. There is a 2 and a half storey extension to the South West corner comprising strong rooms being of brick construction under a flat asphalt covered roof. We understand Somerford Buildings was constructed in 1904. No.40 Norfolk Street is a traditional terraced building being 2 and a half storeys in height of brick construction with a pitched slated roof. This property would appear to have been constructed in the mid 1850's. We understand that the property is not a listed building however it does form part of the Sunnyside Conservation Area. There is a shared yard to the rear.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Net Internal Area	1650	153.29
First Floor		
Net Internal Area	1683	156.35
Second Floor		
Net Internal Area	1660	154.21
Basement		
Store	249	23.13
TOTAL	5242	486.98
Externally		
Enclosed concrete yard to rear with roller shutter		

Tenure

We assume the property is held freehold subject to a perpetual annual rental charge.

Asking Price

Offers in the Region of **£325,000 (three 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

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

Office and Premises £18,000

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. 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.

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

C3651

EPC

Awaiting information

Street View



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