



To Let

Office Premises

44 West Sunnside
Sunderland
SR1 1BA

- City centre office building
- Arrange over 4 floors
- Totalling 2005 (186.26 m²)
- Secure parking for approx. 5 cars
- Gas centrally heated throughout
- Located opposite Post Office Apartments

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

Location

The property is located in the northern most block of West Sunnyside immediately opposite the Old Post Office building within the Sunnyside area. Nearby occupiers include offices, restaurants and a number of residential apartment schemes. The impressive Sunnyside Park is diagonally opposite the subject property and it is also within walking distance of the main shopping area.

Description

The property comprises mid terraced three and a half storey building of brick construction having a pitched slated roof. The basement has independent access from West Sunnyside and the main building is accessed via a separate set of steps also leading from West Sunnyside. To the rear of the property is an enclosed secure car park with electrically operated roller shutter doors.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		0.00
Offices - Net Internal Area	457	42.46
WC		0.00
First Floor		0.00
Offices – Net Internal Area	554	51.47
Second Floor		
Offices/Stores – Net Internal Area	336	31.21
Lower Ground Floor		
Offices – Net Internal Area	568	31.21
Total	2005	186.26
Externally		
Enclosed secure car park for approximately 5 cars		

Tenure

A new Lease is available at a commencing annual rental of **£12,500** 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:

Offices & Premises **£11,500**

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.

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

C3768

EPC

Energy Rating D