



For Sale/To Let

Office Premises

44 West Sunnyside
Sunderland
SR1 1BA

- City centre office building
- Arranged over 4 floors totalling 2005 (186.26 m²)
- Secure parking for approximately 5 cars
- Gas centrally heated throughout
- Located opposite Post Office Apartments
- Suitable for residential development STP

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		
Offices Net Internal Area	457	42.46
WC		
First Floor		
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

We are advised the property is Freehold.

Asking Price

Offers in the region of **£160,000 (one hundred and sixty thousand pounds)**

Leasehold

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.

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 is **£11,500**. 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

C3768

EPC

Energy Rating D