



# To Let

## Office Premises

44 West Sunnyside  
Sunderland  
SR1 1BA

- City centre office building
- Arranged over 4 floors totalling 2005 (186.26 m<sup>2</sup>)
- Secure parking for approximately 5 cars
- Gas centrally heated throughout
- Located opposite Post Office Apartments
- Rental Incentives (See Tenure)

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
<b>Ground Floor</b>		
Offices Net Internal Area	457	42.46
WC		
<b>First Floor</b>		
Offices Net Internal Area	554	51.47
<b>Second Floor</b>		
Offices/Stores Net Internal Area	336	31.21
<b>Lower Ground Floor</b>		
Offices Net Internal Area	568	31.21
<b>Total</b>	<b>2005</b>	<b>186.26</b>
<b>Externally</b>		
Enclosed secure car park for approximately 5 cars		

## Tenure

As an incentive, the landlord is prepared to offer the following stepped basis to a tenant subject to status and a minimum unbroken FRI lease term of 3 years.

**Year 1 £9,750 pax**

**Year 2 £10,000 pax**

**Year 3 £11,000 pax**

## 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