

Sunderland: 0191 5658844  
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## For Sale/To Let

### Office Premises

39 West Sunnyside  
Sunderland  
SR1 1BU

- City Centre Office Building
- Overlooking Sunnyside Park
- Gas centrally heated arranged over 4 floors
- Totalling 2067 ft<sup>2</sup> (192 m<sup>2</sup>)
- With up to 6 car parking spaces
- Current rental income from car park **£3,900 pa\***

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

### Location

The property directly overlooks Sunnyside Gardens which is centred around a number of landmark developments including the award-winning Post Office residential scheme, Maritime Buildings and 40 West Sunnyside (adjacent). Also in the vicinity are several professional occupiers including solicitors, accountants, surveyors and estate agencies together with a mix of bars, restaurants and niche retailers.

### Description

The building is arranged over 4 floors having gas central heating to the Ground, First and Second Floors. There is a private car park to the rear with 6 parking spaces.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
2 offices totalling	589	54.72
WC		
<b>Lower Ground Floor</b>		
Office (front)	319	29.64
Filing Store (rear)	230	21.37
<b>First Floor</b>		
3 offices totalling	540	50.17
WC		
<b>Second Floor</b>		
2 stores and kitchen totalling	383	35.58
<b>Externally</b>		
There is a private car park to the rear of the building with 6 car parking spaces*		

### Tenure

We are advised the property is Freehold.

### Tenancy Information

There are 6 car parking bays to the rear of the property which let as 3 separate tandem bays each of 2 spaces producing £1,300.08 i.e. £3,900.24 per annum held on monthly licences.

### Asking Price

Offers in the region of **£155,000 (one hundred and fifty-five thousand pounds)**.

### Leasehold

Alternatively, a new Lease is available at a commencing annual rental of **£12,750** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews including 4 car parking spaces.

### 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

The property is not registered for VAT.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£12,250**. The Uniform Business Rate for the Rates Year 2023/2024 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

C3853

### EPC

Energy Rating 73/C