

Sunderland: 0191 5658844
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To Let

Office Premises

39 West Sunnyside
Sunderland
SR1 1BU

- City Centre Office Building
- Overlooking Sunnyside Park
- Arranged over 4 floors
- Totalling 2067 ft² (192 m²)
- With 4 car parking spaces
- Gas centrally heated

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

Location

The property is prominently situated directly overlooking 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 been the subject of refurbishment in 2007 including installation of gas central heating to the Ground, First and Second Floors, installation of period sash windows, refurbished washrooms, and re-wiring. There is a private car park to the rear in which 4 spaces will be allocated.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
2 offices totalling	589	54.72
WC		
Lower Ground Floor		
Office (front)	319	29.64
Filing Store (rear)	230	21.37
First Floor		
3 offices totalling	540	50.17
WC		
Second Floor		
2 stores and kitchen totalling	383	35.58
Externally		
There is a private car park to the rear of the building in which 4 car parking spaces will be included.		

Tenure

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

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 (RV)

The Valuation Office has confirmed the Rateable Value is **£10,000**. 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

C3853

EPC

Energy Rating C

Street View

