

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



For Sale/To Let

Office Premises

39 West Sunnside
Sunderland
SR1 1BU

- City Centre Office Building
- Overlooking Sunnside Park
- Gas centrally heated arranged over 4 floors
- Totalling 2067 ft² (192 m²)
- 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
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 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
- 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 118/E