



To Let

Office/Retail Premises

Arngrove House
1-2 Frederick Street
Sunderland
SR1 1NA

- Well-presented ground floor office suite
- Located in the heart of the main professional area
- Level access from Frederick Street
- Open plan layout NIA 1628 ft² (151.24 m²)
- Formerly occupied by Swinton Insurance
- May also suit retail uses

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

Location

Arngrove House is located at the junction of Frederick Street and St Thomas Street immediately adjacent to Richard Reed Solicitors in the heart of the main professional area. Other nearby professional occupiers include Solicitors, Surveyors and Estate Agents together with an increasing mix of specialist independent retailers and residential apartments forming part of the wider Sunnyside Area.

Description

The premises are arranged on Ground floor and have extensive prominent frontage to both Frederick Street and St Thomas Street being largely open plan. Additional office space is available on the first and second floors if required. The upper floors have independent access from Frederick Street however it would be possible to combine the accommodation to meet individual occupiers' requirements. Full details on request.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices NIA	1628	151.24

Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed on an effective FRI basis with service charge provisions.

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

Ground & Part First Floor £15,250
Part First Floor

Note this assessment is likely to be reduced as previously an office on the first floor was included with the assessment which will require removal by the Valuation Office Agency.

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

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

C3868

EPC

Awaited



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