

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



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 Sunniside 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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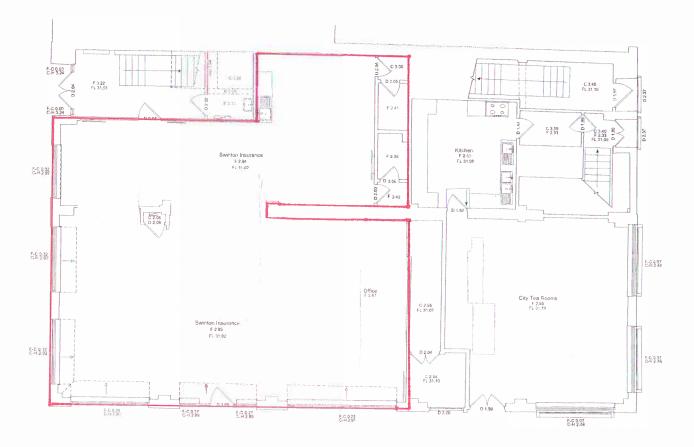




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LEGEND

ACCESS HATON
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AR ARMS INTERPRETARION

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Accuracy commensurate with scale of drawing.











Notes: Grid is arbitrary.

All levels relate to OS Datum OSGM15



SURVEYED	P. MAYES	TOALS	
DRAWN	P. MAYES	1100 (41 000)	
CHECKED	R. RENNIE	1,50 (A1 Sheet)	
	ARMSTRO	NG BROOKS LTD	

FREDERICK STREET, SUNDERLAND

MEASURED BUILDING SURVEY GROUND FLOOR

Job No	Rev	Drawing Number
18/891		18/691/02
Date :	December 2018	The Park Water William GOV-11-Charles Applicated