



To Let

Office Premises

First Floor, 9/10 Bonnersfield
Monkwearmouth
Sunderland
SR6 0AA

- Prominently located on Wearmouth Bridge
- Walking distance to City Centre
- River views
- Opposite St Peters Metro Station
- First Floor totalling 1354 ft² (125.8 m²)
- Potential Nil Business Rates qualifying*

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

Location

The property is situated on Bonnersfield immediately to the North side of the Wearmouth Bridge being visible from Dame Dorothy Street on the North side of the River Wear and North Bridge Street 100 metres from Sunderland City Centre and opposite St Peters Metro Station. Both Dame Dorothy Street and North Bridge Street have recently been improved with 2 way traffic now being permitted improving prominence and accessibility.

Description

Comprising well-presented office suite located on the first floor of this detached and highly prominent building. The suite has a shared entrance but is otherwise completely independent with its own utility supplies.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Net Internal Area	1354	125.8

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum 3 years) on an effective Tenant Internal Repairing basis subject to **3** yearly Rent Reviews. The rent is inclusive of external repairs and decoration and buildings insurance.

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

We are advised the rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value of the whole building is **£15,250**. 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.

****Note the Rateable Value shown above is for the entire building including the ground and second floors. Based upon the link below to the VOA website, the valuation attributable to the first floor is assessed at £5,378 and subject to meeting certain criteria, the premises will therefore be eligible for 100% rates relief once reassessed.***

<https://www.tax.service.gov.uk/business-rates-find/valuations/17894162000>

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

C3897

EPC

Awaiting Information