

Sunderland: 0191 5658844
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For Sale

Office Premises

15 Norfolk Street
Sunderland
SR1 1EA

- City centre office building
- Totalling 2188 ft² (203.27 m²)
- Arranged over GF, FF, SF and LGF
- Overlooking Sunnyside Gardens
- Occupied by Law firm for number of years
- May suit residential redevelopment STP

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

Location

The property occupies a prominent position within the Sunnyside Area immediately overlooking Sunnyside Park. Nearby occupiers include some professional firms such as accountants, solicitors and estate agents however in recent years a mix of residential retailers and leisure occupiers including a small number of restaurants and bars have gained representation in this location following the renovation of Sunnyside Gardens.

Description

The property is mid terraced of brick and slate construction arranged over ground, lower ground, first and second floors having a 2-storey brick and slate WC extension beyond which there is a single storey plus basement extension built to full site depth. There is a small yard to the side of the single storey extension which provides pedestrian access only and the property does not have onsite parking.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices (excl. WC)	824	76.55
First Floor		
Offices (excl. WC)	433	40.23
Second Floor		
Office	269	24.99
Basement		
Offices/Staff	417	38.74
Boiler room/store	245	38.74
TOTAL	2188	203.27
Externally		
Small yard to rear. No parking.		

Tenure

We are advised the property is freehold subject to an annual rental charge of £2 (Two pounds).

Asking Price

Offers in the Region of **£130,000 (one hundred and thirty thousand pounds)**

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 **£9,700**. 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

C4025

EPC

Energy Rating D