

Sunderland: 0191 5658844
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To Let

Office/Retail Premises

54 John Street
Sunderland
SR1 1QH

- City centre office building in main professional area
- Arranged over 3 floors
- Totalling 2064 ft² (191.74 m²)
- 2 car parking included *
- Close to Museum and Winter Gardens and TSB
- Within walking distance of Metro/Rail/Shopping

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

Location

The property is within close proximity to the impressive Museum and Winter Gardens and TSB. John Street forms part of the Sunnyside Area which has also attracted alternative operators including niche fashion retailers, bars, restaurants and coffee shops. City living has also been introduced with development of apartments within West Sunnyside, St Thomas Street, John Street and Borough Road.

Description

The building is Grade 2 listed constructed circa 1840 and is arranged over ground, first and second floors. The premises benefit from gas central heating and to the rear of the building is a car park for with 2 parking spaces included. The premises have in the past been occupied as a chiropractic clinic and accordingly there is a water supply and drainage to a number of the rooms. **The self-contained basement is occupied separately and is excluded.**

A further 4 parking spaces could be made available at an additional cost if required. See below.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Entrance Hall Plus 2 Offices	722	67.07
First Floor		
3 Offices plus kitchen	820	76.18
Second Floor		
3 stores/Offices and WC	552	51.28
Externally		
2 allocated parking spaces to rear.		

Tenure

A new Lease is available at a commencing annual rental of **£8,500** for a term of years to be agreed (minimum 3

years) on an FRI basis. **Additional parking is available at an additional cost of £1500 per annum for 2 tandem spaces. available.**

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 **£14,000**. 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.

Money Laundering Regulations

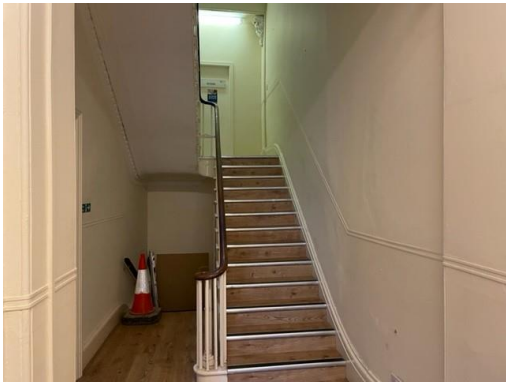
In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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 C4018

EPC Energy Rating D



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