



# To Let

## Office Premises

Ground Floor  
44 Frederick Street  
Sunderland  
SR1 1NF

- Office suite with parking
- Located in Sunnyside area
- Totalling 793 ft<sup>2</sup> (74 m<sup>2</sup>)
- Prominent Corner Position
- Junction of Frederick Street/Athenaeum Street
- **Available June/July 2022**

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

## Location

The property is prominently located at the junction of Frederick Street and Atheneum Street situated within the heart of the main professional area close to a number of firms of Surveyors, Estate Agents and Solicitors etc including Downes, Hacketts, and Martin & Co amongst others. The impressive Sunnyside Gardens is located within easy walking distance together with the rail and metro station, main shopping areas and bus-stops.

## Description

The suite is located on the ground floor and forms part of a larger building arranged over 3 floors with a shared entrance. The layout is largely open plan being well presented throughout and will be redecorated by the outgoing tenant prior to completion. The first floor is occupied by Adecco and a local property management company occupy the basement suite.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Shared entrance		
Office Suite NIA	793	73.67
<b>Externally</b>		
1 car parking space to rear marked '2' on the attached plan		

## Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed (minimum **3** years) on an effective T.INT basis subject to **3** yearly Rent Reviews

## Service Charge

The lease is subject to service charge provisions covering the cost of electricity, gas, cleaning, maintenance and decoration of the common parts, gutter cleans, external general repairs and decoration. The current cost of **£458.33 per quarter subject to annual review.**

## 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

The rent is not subject to VAT.

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£5,300**. 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

C4070

## EPC

Energy Rating C



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