



# To Let

## Office Premises

35 Frederick Street  
Sunderland  
SR1 1LN

- City centre office building
- Located within Sunnyside main professional area
- Arranged over 4 floors
- Totalling 1603 ft<sup>2</sup> (148.92 m<sup>2</sup>)
- Car parking to rear
- Recently redecorated

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

### Location

The property is situated within a Conservation Area known as Sunnyside and is located the southern section of Frederick Street mainly represented by professional occupiers including solicitors, estate agents and insurance brokers and a mix of residential uses in more recent years.

### Description

The building is arranged over ground, lower ground, first and second floors and is of brick and slate construction dating to the mid-1800's. To the rear is a single storey kitchen extension and a carpark and has recently been redecorated internally and recarpeted. The exterior will be redecorated prior to a new tenant taking up occupation.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices and Kitchen	483	44.87
<b>First Floor</b>		
Offices	478	44.41
<b>Second Floor</b>		
Store & WC (area excludes WC)	181	16.81
<b>Basement</b>		
Offices/Stores	461	42.83
<b>TOTALLING</b>	<b>1603</b>	<b>148.92</b>
<b>Externally</b>		
Car park to rear for 4-5 vehicles		

### Tenure

A new lease is available on terms to be agreed at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum **3** years). **The lease will exclude the provisions of the Landlord and Tenant Act 1954.**

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Values as follows:-

<b>Basement</b>	<b>£1,350</b>
<b>Ground Floor</b>	<b>£4,000</b>
<b>First &amp; Second Floor</b>	<b>£3,850</b>

The Uniform Business Rate for the Rates Year 2022/2023 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 C4107 EPC Energy Rating 96/D**

### External

