lofthouse and partners

51 Frederick Street
Sunderland SR1 1NF

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk

For Sale

Investment/Development Opportunity

3 & 4 Douro Terrace
Sunderland
SR2 7DX

- Pair of Grade 2 Victorian Terraced Properties
- Totalling c. 4961 ft2 (460.88 m2)
- Located within Ashbrooke Conservation Area
- Part vacant/part income producing.
- Car parking to rear.
- Vacant possession available

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

RICS

Regional coverage from offices in Durham and Sunderland

Retail | Offices | Industrial | Investment | Development | Leisure

Location
Douro Terrace runs parallel with The Esplanade forming part of the Ashbrooke Conservation Area immediately opposite Mowbray Park on the A1231 gyratory. Vistry Homes have recently commenced demolition works on the former Civic Centre site adjacent creating around 275 new homes. The property sits immediately adjacent to the impressive Masonic Temple building which also incorporates the hugely successful Mumbai Silk restaurant and Fitness Bank.

Description
The property comprises a pair of attractive Victorian terraced buildings arranged over ground, lower ground, first and second floors with car parking to the rear. The buildings are Grade 2 listed and are currently interconnected at basement and second floor levels.

Tenancies
The property is currently occupied by way of the following tenancies however we are advised full vacant possession can be made available if required.

3 Douro Terrace
The ground floor occupied by Susan Morton who is presently holding over on a lease which expired July 2006 at an annual rental of **£4,140.**

The first floor is occupied by Wearside Masonic Temple Limited for a term of 25 years expiring 1st February 2026 and used as an overspill bar accesses from the Masonic building. The annual renal is **£2,500.**

The basement and second floors are currently vacant.

4 Douro Terrace
The ground floor is occupied by Azets Accountants who are presently holding over and paying an annual rental of **£4,800.** The basement, first and second floors are currently vacant.

Accommodation

No.3 Douro Terrace	ft2	m2
Ground Floor	603	56.02
First Floor	753	69.95
Second Floor	523	48.59
Basement	725	67.35
TOTAL	**2604**	**241.91**
Externally		
Car park to rear		

No.4 Douro Terrace	ft2	m2
Ground Floor	578	53.70
First Floor	617	57.32
Second Floor	553	51.37
Basement	609	56.58
TOTAL	**2357**	**218.97**
Externally		
Car park to rear		

Tenure
We are advised the properties are held Freehold.

Asking Price
The properties are held under 2 separate titles as can be sold individually or as a pair on the following basis.

3 Douro Terrace
OIRO **£175,000 (one hundred and seventy-five thousand pounds)**

4 Douro Terrace
OIRO £175,000 **(one hundred and seventy-five thousand pounds)**

3 and 4 Douro Terrace
OIRO £340,000 **(three hundred and forty 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
We are advised the properties are not VAT elected.

Rateable Value (RV)
To be reassessed.

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
C4131/32

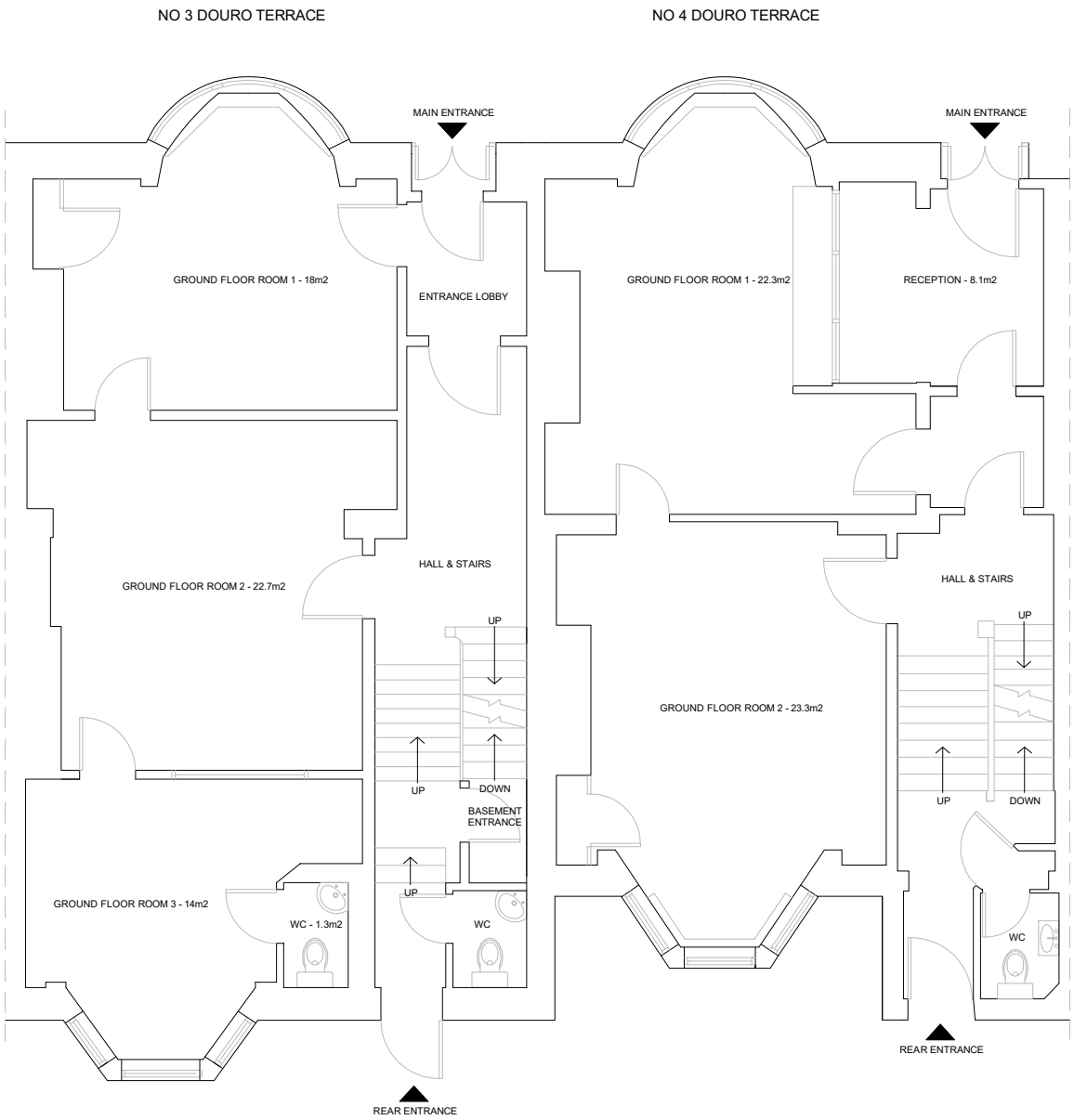
EPC
No.3 Douro Terrace Energy Rating 70/C
No.4 Douro Terrace Energy Rating 116/E

Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 ® Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



EXISTING GROUND FLOOR

lofthouse and partners

CLIENT
IAN LAWS

PROJECT
3 & 4 DOURO TERRACE, SUNDERLAND, SR2 7DX

STAGE
MARKETING

DRAWING
EXISTING GROUND FLOOR PLAN

PROJECT NUMBER	SCALES @ A4
–	1:100
DRAWING NUMBER	DATE
002	SEPTEMBER 2022
DRAWN BY	CHECKED BY
–	–
REVISION	NORTH

REVISION	DATE AND DESCRIPTION

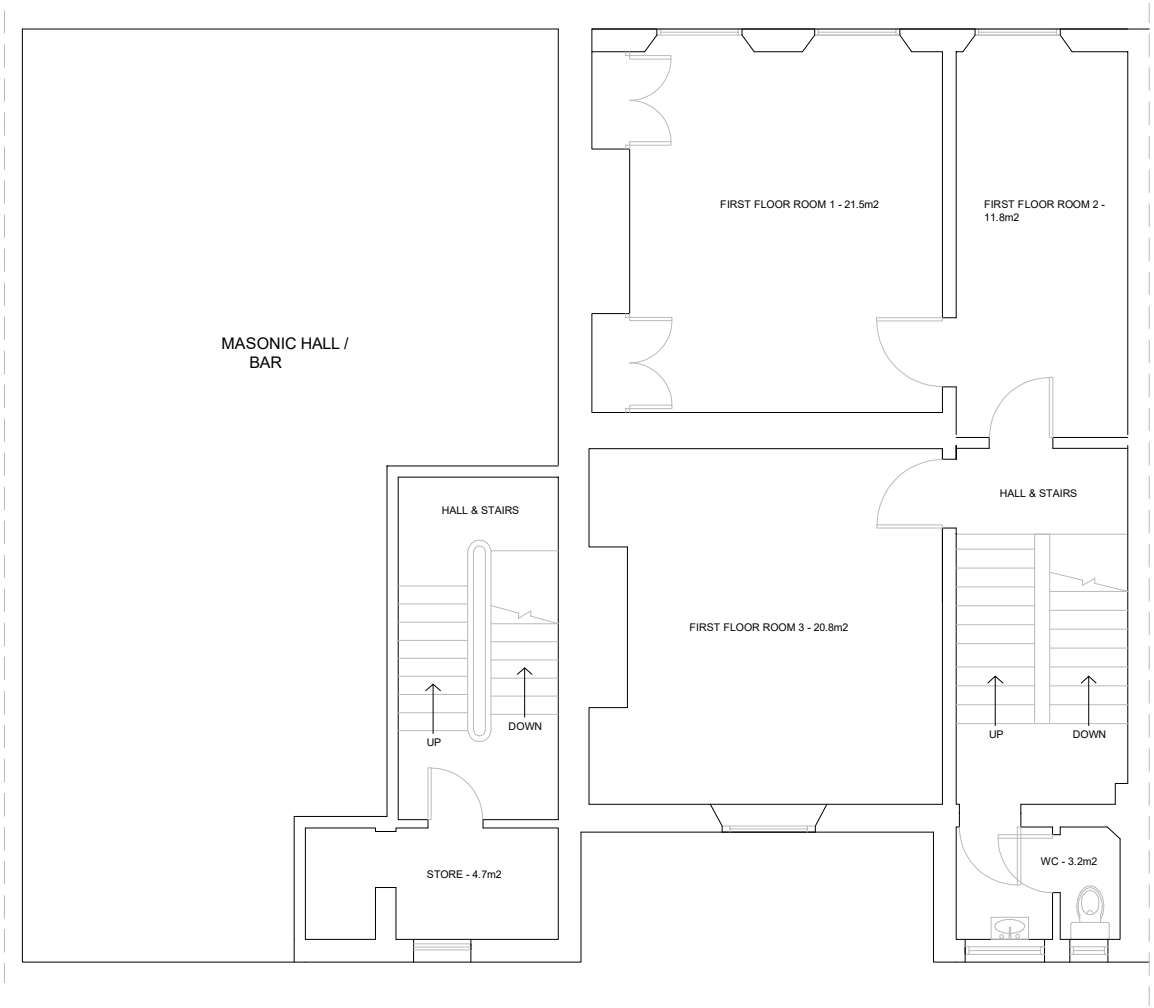
DRAWING NOTES:

THIS DRAWING SHOULD NOT BE READ IN ISOLATION AND HAS BEEN PRODUCED FOR MARKETING PURPOSES.

ALL DIMENSIONS TO BE CHECKED ON SITE.

NO 3 DOURO TERRACE

NO 4 DOURO TERRACE



EXISTING FIRST FLOOR

lofthouse and partners

CLIENT
IAN LAWS

PROJECT
3 & 4 DOURO TERRACE, SUNDERLAND, SR2 7DX

STAGE
MARKETING

DRAWING
EXISTING FIRST FLOOR PLAN

PROJECT NUMBER	SCALES @ A4
–	1:100
DRAWING NUMBER	DATE
003	SEPTEMBER 2022
DRAWN BY	CHECKED BY
–	–
REVISION	NORTH

REVISION	DATE AND DESCRIPTION

DRAWING NOTES:

THIS DRAWING SHOULD NOT BE READ IN ISOLATION AND HAS BEEN PRODUCED FOR MARKETING PURPOSES.

ALL DIMENSIONS TO BE CHECKED ON SITE.

NO 3 DOURO TERRACE

NO 4 DOURO TERRACE

EXISTING SECOND FLOOR

lofthouse and partners

CLIENT
IAN LAWS

PROJECT
3 & 4 DOURO TERRACE, SUNDERLAND, SR2 7DX

STAGE
MARKETING

DRAWING
EXISTING SECOND FLOOR PLAN

PROJECT NUMBER	SCALES @ A4
–	1:100
DRAWING NUMBER	DATE
004	SEPTEMBER 2022
DRAWN BY	CHECKED BY
–	–
REVISION	NORTH

REVISION	DATE AND DESCRIPTION

DRAWING NOTES:

THIS DRAWING SHOULD NOT BE READ IN ISOLATION AND HAS BEEN PRODUCED FOR MARKETING PURPOSES.

ALL DIMENSIONS TO BE CHECKED ON SITE.

EXISTING BASEMENT

lofthouse and partners

CLIENT
IAN LAWS

PROJECT
3 & 4 DOURO TERRACE, SUNDERLAND, SR2 7DX

STAGE
MARKETING

DRAWING
EXISTING BASEMENT FLOOR PLAN

PROJECT NUMBER	SCALES @ A4
–	1:100
DRAWING NUMBER	DATE
001	SEPTEMBER 2022
DRAWN BY	CHECKED BY
–	–
REVISION	NORTH

REVISION	DATE AND DESCRIPTION

DRAWING NOTES:

THIS DRAWING SHOULD NOT BE READ IN ISOLATION AND HAS BEEN PRODUCED FOR MARKETING PURPOSES.

ALL DIMENSIONS TO BE CHECKED ON SITE.