



For Sale

Rare Development Opportunity/Offices

3-6 Frederick Street
Sunderland
SR1 1NA

- **DUE TO RELOCATION**
- Rare opportunity to acquire terrace of 4 Victorian properties
- Located within heart of Sunnyside area
- Totalling **6672 ft2 (619.83 m2)**
- Car parking for 9/10 vehicles with scope to increase*
- May suit conversion to residential etc STP

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

Location

Frederick Street forms part of the main Sunnyside professional area and is predominantly occupied by firms such as solicitors, surveyors, estate agents and insurance brokers together with a small number of niche retailers. In recent years this part of the city centre has been the subject of redevelopment and in particular has seen a number of similar properties reverting from office use back to residential for which they were originally constructed.

Description

The property comprises 4 interconnecting terraced Victorian buildings constructed circa 1850 having been occupied by a firm of solicitors for a number of years. Each building is arranged over ground, first and second floors with the exception of number 3 Frederick Street which has a full height basement. The main buildings are of brick and slate construction having pitched slated roofs with a series of single, 2 storey and dormer additions to the rear. There is car parking for approximately 9/10 vehicles to the rear of the buildings which could be increased by demolition of some of the rear extensions. The property is shown for identification purposes only on the attached plan.

The properties are offered for sale as our clients are relocating to a newer building within the city centre.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices	3346	310.84
First Floor		
Offices	1909	177.35
Second Floor		
Offices	1263	117.33
Basement (No.3 Only)		
Stores	154	14.31
TOTAL	6672	619.83
Externally		
*The property benefits from approximately 9/10 car parking spaces which could potentially be increased with demolition of rear extensions.		

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£425,000 (four hundred and twenty-five thousand pounds)**. Unconditional offers are preferred.

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 current Rateable Value is **£35,350** 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

C4153

EPC

Energy Rating 119/E



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