



To Let

Office/Retail Premises

8 Frederick Street
Sunderland
SR1 1NA

- City centre office building with retail display
- Fully refurbished and decorated throughout
- Totalling **1694 ft² (157.37 m²)** over 3 floors
- Within Sunnyside professional area Adj. to Andrew Craig
- 2 car parking spaces to rear

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 in the northern section of Frederick Street adjacent to Andrew Craig and a number of established estate agencies.

Description

The property is mid terraced and comprises 3 storey retail/office building with attractive display window of brick and slate construction with a pitched slated roof having a modern two-storey extension to the rear. The building benefits from gas central heating and 2 car parking spaces and would suit retail/showroom and office uses.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices/Retail	706	65.59
First Floor		
Offices	717	66.61
Second Floor		
Office	271	25.18
TOTAL	1694	157.37
Externally		
2 parking spaces to rear		

Tenure

A new lease is available on terms to be agreed at a commencing annual rental of **£12,000 in Year 1** rising to **£15,600** for a term of years to be agreed (minimum **3** years). **The lease will exclude the provisions of the Landlord and Tenant Act 1954.**

VAT

The rent is not subject to VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction. **The landlord has a short form lease which is available allowing early access.**

Viewing

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

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£8,500**. The Uniform Business Rate for the Rates Year 2024/2025 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 C4194 EPC Energy Rating 119/E

Rear of Property

