



To Let

Basement Retail Premises

48 Frederick Street
Sunderland
SR1 1NF

- Unique well-presented basement retail premises
- Located within Sunnyside area
- Self-contained access from Frederick Street
- Totalling **431 ft² (40.04 m²)**
- Suit retail/office use
- 100% business rates relief subject to status*

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

Location

The property is situated in the heart of the Sunnyside Area which is predominantly occupied by solicitors, surveyors, accountants, and estate agents and close to local transport and shopping amenities. The premises sit immediately beneath Martin & Co Estate Agents.

Description

The Grade II listed building was extensively and sympathetically refurbished in 2015 as part of a larger development which included a residential apartment scheme to the rear. The premises are gas centrally heated

Unfortunately, our clients will not consider food related uses and therefore prospective tenants will be required to supply information on their proposed use prior to viewing.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Totalling	431	40.04
Externally		
Access to rear for refuse and means of escape only.		

Tenure

A new Lease is available at a commencing annual rental of **£6,000 plus VAT** for a term of years to be agreed (minimum 3 years) on an effective tenant internal repairing and insuring basis plus service charge to cover the cost of utilities.

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 that the property is VAT elected and therefore the rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£3,250**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

C4196

EPC

Energy Rating 63/C



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