



To Let

Office Premises

Lynas House
12 Frederick Street
Sunderland
SR1 1NA

- Modern city centre offices
- Located within main professional area
- Totalling **2464 ft² (228.91 m²)**
- With 2 car parking spaces
- Occupiers incl. Reed, Everyday Loans & Hackett Property
- **To be refurbished**

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

Location

Lynas House is a modern 3 storey office building located at the junction of Frederick Street and Athenaeum Street within the main professional area. Nearby occupiers include firms of solicitors and estate agents including Richard Reeds, Cook Law, Martin & Co, Dowens, Hackett Property, Andrew Craig and Your Move. Other occupiers within close proximity include TSB Bank and Grand Central and the property is within very close proximity of Sunderland Station which has recently been the subject of a multimillion-pound re-development programme.

Description

The accommodation is arranged over ground floor only with self-contained access comprising a range of offices. The building was externally refurbished approximately 10 years ago including replacement of all external windows and the suite benefits from 2 car parking spaces to the rear.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Office	2464	228.91
Externally		
2 allocated car parking spaces		

Tenure

Following refurbishment, a new Lease is available at a commencing annual rental of **£20,000 plus VAT** for a term of years to be agreed (minimum 5 years) on an effective FRI basis with service charge provisions subject to 5 yearly Rent Reviews.

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

The rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£19,250**. 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

C4203

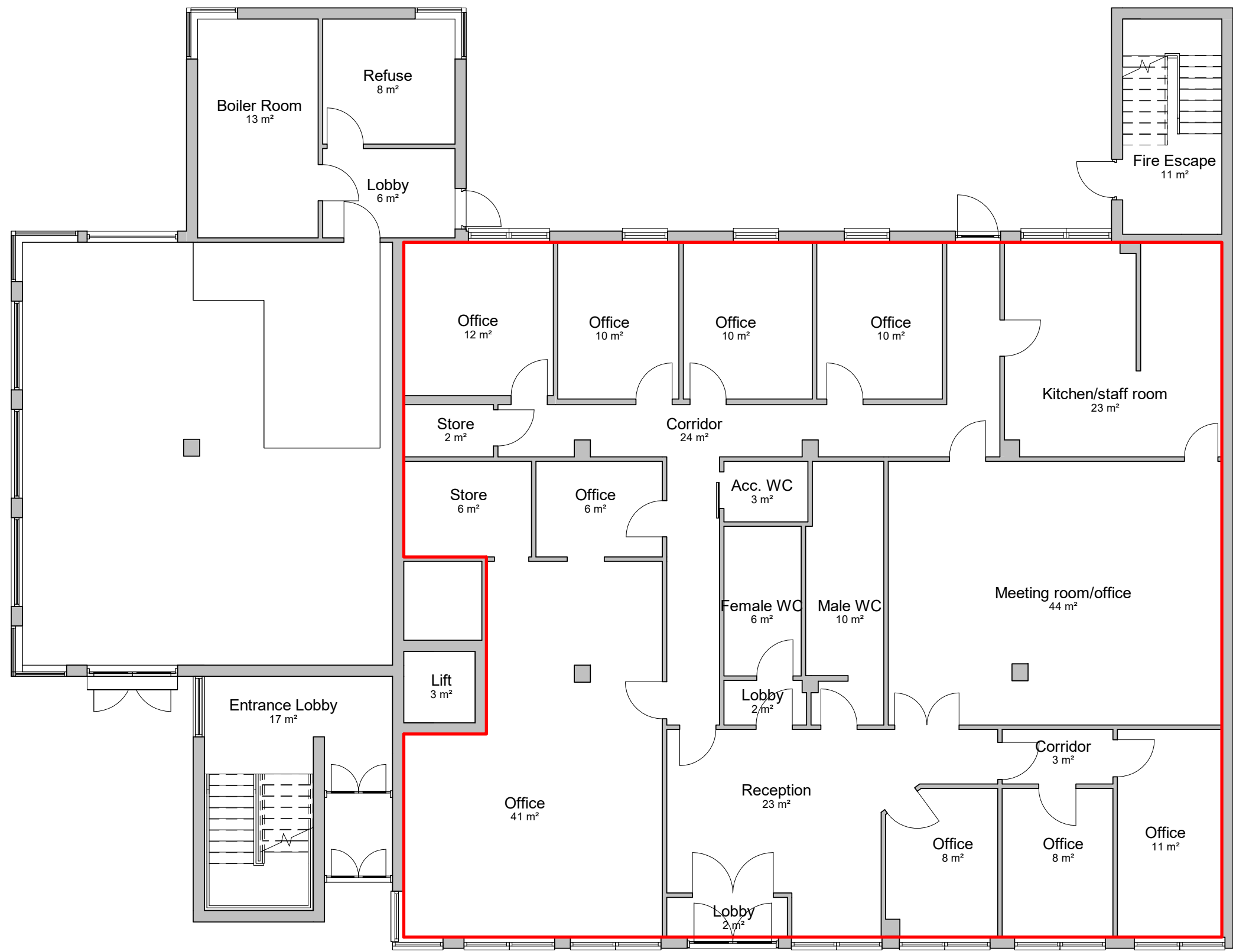
EPC

Energy Rating 101/E

The use of this data/drawing by the recipient acts as an agreement of the following statements. All drawings are based upon site information supplied by third parties/sub contractors and as such their accuracy cannot be guaranteed. All features are approximate and subject to clarification by a detailed topographical survey, statutory service enquiries and confirmation of the legal boundaries. Check all dimensions on site. Drawings printed on mediums such as paper are not to be relied upon for scaling purposes as dimensional inaccuracy occur resulting from changes in environmental conditions. Use figured dimensions in all cases. All dimensions to be in metric standards unless stated otherwise.

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Revision :	Drawn :	Date :
First issue	SRi	17/04/23
02 - Scale updated, rooms added	SRi	20/04/23
03 - Layout updated, rooms added	EEy	03/05/23



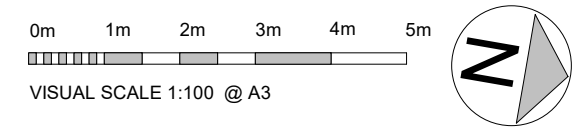
Location
1 : 1250



Client :
GMB Ltd
Address :
Lynas House, 12 Frederick Street.
Sunderland. SR1 1NA

Drawing :
Level 00, lease plan

Level 00, lease plan
1 : 100



Job Ref :	Dwg No :	Revision :
200243	400-01	03
Drawn :	Checked :	Scale : @A3
SRi	SRi	As indicated

Status :
LAND REGISTRY PLAN