



To Let

Office Premises

47a Sea Road
Fulwell
Sunderland
SR6 9BW

- Offices
- First Floor
- Self Contained
- £300 pcm

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

Location

The property is situated on Sea Road in Fulwell which is a busy shopping parade located to the north of Sunderland City Centre and boasts an array of occupiers including a mix of national, regional and local retailers all being within close proximity.

Description

The subject comprises of a first floor self contained office having a two offices, a room without a window and kitchen point and WC facilities. The property would suit a variety of uses and should be viewed to be fully appreciated

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Entrance Hall leading to:		
First Floor		
Landing		
Office 1	120	11.15
Office 2	88	8.18
Kitchen		
WC		

Tenure

A new Lease is available at a commencing annual rental of **£3,600 (£300 per month)** for a term of years to be agreed.

VAT

Figures quoted exclude VAT where chargeable.

Costs

The Tenant will be responsible for the Landlord's Legal Fees incurred in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

Viewing

Strictly by appointment only through sole joint agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£1,300**. 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.

Agents Note

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property as the current owners are related to an employee of the Company.

EPC

Energy Rating D



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.