



For Sale

Double Office Building

3 & 4 Frederick Street
Sunderland
SR1 1NA

- DUE TO RELOCATION
- Pair of adjoining office buildings
- Totalling **3,384 ft² (314 m²)**
- Located within heart of Sunnyside area
- Car parking for 8/10 vehicles
- 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 a pair of adjacent office buildings which are presently interconnected with numbers 5 and 6 Frederick Street however the openings will be sealed up prior to completion. Number 3 Frederick Street has a small basement store.

Accommodation

The property briefly comprises as follows:-

3 Frederick St	ft2	m2
Ground Floor		
Offices	522	48.49
Basement		
Store	143	13.28
First Floor		
Offices	441	40.97
Second Floor		
Offices	309	28.71
TOTAL	1415	131.45
External	4-6 spaces parking spaces	

4 Frederick St	ft2	m2
Ground Floor		
Offices/Stores	1017	94.48
First Floor		
Offices	520	48.31
Second Floor		
Offices	432	40.13
TOTAL	1969	40.13
External	4 car parking spaces	

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£200,000 (two hundred thousand pounds)**.

VAT

The property is not subject to VAT

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**

Rateable Value (RV)

To be re-assessed.

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/A **EPC** Energy Rating 119/E

Agents Note

Numbers 5 and 6 Frederick Street are also available. Full details on request.