



For Sale

Rare Development Opportunity/Offices

6 Frederick Street
Sunderland
SR1 1NA

- **DUE TO RELOCATION**
- 3 storey office building
- Totalling 1682 ft² (156.26 m²)
- Located within heart of Sunnyside area
- Car parking for 2 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 is arranged over ground, first and second floors and currently forms part of a larger property however will be separated prior to completion.

Accommodation

The property briefly comprises as follows:-

6 Frederick Street	ft2	m2
Ground Floor		
Offices etc	1071	99.50
First Floor		
Offices	384	35.67
Second Floor		
Offices	227	21.09
TOTAL	1682	156.26
External		
2 car parking spaces		

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£100,000 (one 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/C

EPC

Energy Rating 119/E

Agents Note

Numbers 3 & 4 and 5 Frederick Street are also available. Full details on request.