



## For Sale

### Mixed Commercial and Residential Investment

10/10a Frederick Street  
Sunderland  
SR1 1NA

- Commercial and residential investment property
- City centre location in Sunnyside Area
- Fully let and producing **£15,346.08 pa**
- With provision for fixed uplifts on retail element\*
- Well presented throughout
- Arranged over 3 floors

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

### Location

Situated within the heart of Sunnyside quarter adjacent to Andrew Craig and is close to several firms of Surveyors, Estate Agents and Solicitors.

### Description

The property is arranged as 2 separate units comprising ground floor hairdressing salon which has been extended to full site depth. There is also a residential apartment arranged over first and second floors with independent access from Frederick Street.

### Accommodation

The property briefly comprises as follows:-

No.10	ft2	m2
<b>Ground Floor</b>		
Salon and Premises	1229	32.42

No.10a (Residential Flat)	ft2	m2
Arranged over 2 floors with self-contained access from Frederick Street		

### Tenure

We are advised the property is Freehold for the sale which is subject to the following tenancies:-

#### Ground Floor Shop (No.10)

Let to Steven Sanderson t/a Son of Sander hairdressing salon for a term of 4 years from 1<sup>st</sup> March 2024 at a **stepped annual rental of £6,000, Year 1, £6,500 Year 2, £7,000 Year 3 and £7,200 Year 4** on an effective FRI basis with a Tenant option to break at the lease at expiry of the 2<sup>nd</sup> anniversary.

#### Residential Flat (No.10a)

Let on an Assured Shorthold Tenancy for a term of 12 months from 11<sup>th</sup> October 2024 at a rent of £778.84 pcm (**£9,346.08 per annum**).

### Asking Price

Offers in the region of **£150,000 (one hundred and fifty 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)

The Valuation Office has confirmed the current Rateable Value is **£7,100**. 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. No.10a falls within **Band A** for Council Tax purposes.

### 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** C4279

**EPC** GF Rating **101/E**  
Residential Flat Rating **59/D**