

Sunderland: 0191 5658844
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To Let

Retail/Office Premises

8 Frederick Street
Sunderland
SR1 1NA

- City centre office building with retail display
- Arranged over 3 floors with 2 car parking spaces to rear
- Available from **653 ft² (66 m²)** to **1641 ft² (157 m²)**
- Within Sunnyside professional area Adj. to Andrew Craig
- **Refurbished December 2024**
- Rent **from £9,000 pax – NIL BUSINESS RATES***

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

Location

The property is situated within a Conservation Area known as Sunnyside and is in the northern section of Frederick Street adjacent to Andrew Craig and a number of professional occupiers.

Description

Comprising 3 storey mid terraced retail/office building with attractive display window of brick and slate construction with a pitched slated roof having a modern two-storey extension to the rear. The building benefits from gas and electric heating having 2 car parking spaces to the rear and would suit retail/showroom and office uses.

The landlord has configured the space to allow for letting as 2 separate units each with its own services and parking – **see below**.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Ground Floor		
Offices/Retail	653	60.66
First Floor		
Offices	717	66.61
Second Floor		
Office	271	25.18
TOTAL	1641	157.37
Externally		
2 parking spaces to rear (1 space per suite if split)		

Tenure

A new lease of the entire building is available on terms to be agreed at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum **3** years).

Alternatively, our client would consider separate leases on the following basis with 1 parking space allocated per suite.

Ground Floor only	£9,000 pax
First and Second Floors	£6,600 pax

VAT

The rent is not subject to VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction. **The landlord has a short form lease which is available allowing early access. There will be an administration fee of £350 plus VAT.**

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 Rateable Value is **£8,500**. 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.

Ref C4270

EPC Energy Rating 119/E



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