

Sunderland: 0191 5658844
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To Let

Basement Premises

20 Frederick Street
Sunderland
SR1 1LT

- Former commercial kitchen premises
- With gas supply and extraction system
- City centre location within Sunnyside area
- Nearby offices and residential
- On Street Parking to front of unit
- Rent only **£450 pcm – Nil Business rates***

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

Location

The property is located on Frederick Street in Sunderland City Centre which is considered to be the professional district of the city with many surrounding occupiers including solicitors, estate agents and a mix of specialist retailers, cafes/restaurants and more recently the addition of residential accommodation.

Description

Comprising self-contained former food unit benefitting from a commercial stainless extraction hood gas supply and commercial. The kitchen is spacious and to the front is a serving/potential seating area. **The property would also suit retail and office uses.**

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Basement totalling	455	42.27
WC allocated in main building		

Tenure

A new Lease is available at a commencing annual rental of **£5,400** (£450 pcm) for a term of years to be agreed (minimum **3** years) on a Tenant Internal Repairing basis. **A rental bond will be required subject to status.**

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 **£3,450**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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 C4351

EPC Energy Rating 53/C