

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Building

12 John Street
Sunderland
SR1 1HT

- Period city centre office building
- Totalling **4170 ft² (387.89 m²)**
- Close to main shopping area
- Walking distance to Sunderland Station and Metro
- Main bus stops located on John St and Fawcett St
- May let in smaller suites. Details on request

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

Location

The property is located within the Sunnyside area in walking distance of the main shopping area of and close to the Museum and Winter Gardens, The Bridges Shopping Centre and Sunderland Railway and Metro Station.

Description

The substantial property is mid terraced of brick and slate construction arranged over ground, first, second and basement floors at the front. In addition, there is also a substantial interconnected building to the rear built to full site depth arranged over ground, first and second floors. There is a small internal yard between the main building and the rear building and there is also an external alley way to the side of the rear building leading to the back lane.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Ground Floor		
Offices	1185	110.09
Basement		
Offices and Stores	573	53.23
First Floor		
Offices	1172	108.88
Second Floor		
Offices	1240	115.20
TOTAL	4170	387.39
Externally		
Internal yard. Alley/passageway to rear lane		

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.

Tenure

A new Lease is available at a commencing annual rental of **£20,750** for a term of years to be agreed (minimum **3** years) on an FRI basis subject to **3** yearly Rent Reviews. Although our clients preference would be to lease the building as a whole, consideration may be given to letting the building in smaller suites. **Details available on request.**

VAT

Figures quoted exclude VAT where chargeable.

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 **£27,750**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

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.

Ref C4354 **EPC** Awaiting information



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