

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office/Retail Premises

Ground floor
6 North Bridge Street
Sunderland
SR5 1AD

- Very well presented office suite
- Prominent location with lots of passing traffic
- Totalling 850sqft (79m²)
- Only £650pcm and includes central heating
- High density housing around
- Close to Sheepfolds, Stadium of Light and University

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

Location

North Bridge Street is a key arterial routes leading in/out of Sunderland City Centre. The local area is a mix of commercial and residential including Student Accommodation. The property is close to St Peters Metro Station, The Stadium of Light, Sunderland University and Sheepfolds.

Description

The property comprises a fully refurbished ground floor unit which benefits from a shopfront with security shutter. It is fully carpeted, decorated and features gas central heating (included in rent). There is a modern kitchen and separate toilet.

The unit is currently set out as an open plan office with lockable storage room and would be ideal for a small business/contractor. There is a free to use Council owned car park to the rear.

Accommodation

The property briefly comprises as follows:-

Ground Floor	ft2	m2
Net Internal Area	846	78.59

Tenure

A new Lease is available at a commencing annual rental of **£650 per calendar month** for a term of years to be agreed (minimum 3 years) on an Internal repairing basis subject to 3 yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£6,500**. 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

C4362

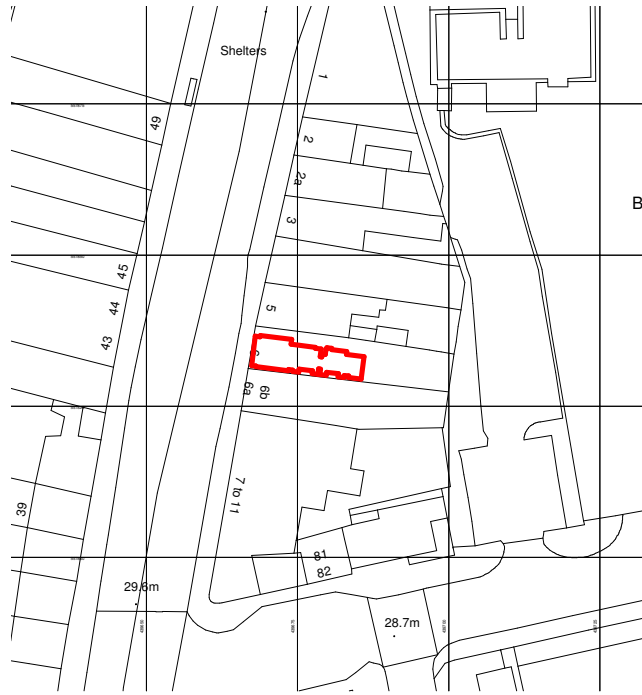
EPC

Energy Rating 92/D



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4329964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

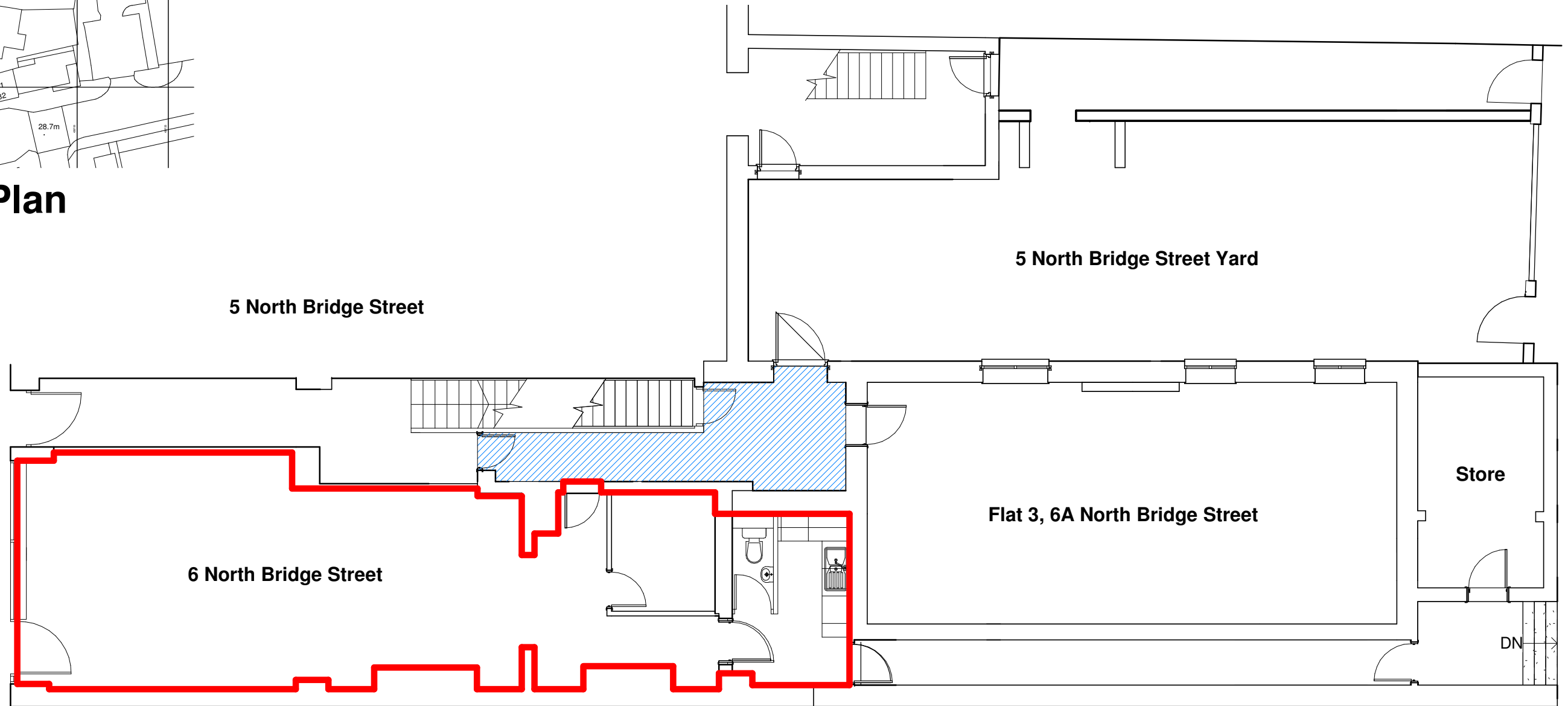


Location Plan

Scale: 1:1250

The areas edged in red on the plan to represent that to which the lease refers for the ground floor property known as 6 North Bridge Street, Sunderland, Tyne and Wear.

The Blue hatched area on the plan is a right of way and used for access and egress.



Lease Plan 6 North Bridge Street



Project Name: North Bridge Street Sunderland Tyne and Wear	Drawing Title: Land Registry Lease Plan for:- 6 North Bridge Street (front unit)	Scale: 1:100 @ A3	Date: 11/02/2025	Drawn: MJ	Checked: DB
		File Name: RES881-BHA-V1-ZZ-DR-A-3802	Suitability: S4	Revision: P01	