

Sunderland: 0191 5658844  
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## 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 (79m<sup>2</sup>)
- 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](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto: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



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