

Sunderland: 0191 5658844
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For Sale

Former Brewery Premises

63 Back Tatham Street
Sunderland
SR1 2QE

- **Freehold** lock-up warehouse and offices
- Located on the immediate fringe of **city centre**
- Just off **Borough Road** and **Tavistock Place**
- Arranged over **ground** and **first floors**
- Totalling **2948 ft² (273.84 m²)**
- With **3 phase electricity supply**

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

Location

The property is situated on Back Tatham Street opposite its junction with Tavistock Place on the south eastern fringe of Sunderland City Centre as shown on the attached plan.

Description

The premises comprises a detached two storey brick building with a pitched profile metal clad roof providing workshop and storage accommodation on the ground floor plus rooms on the first floor. The workshop has been occupied as a brewery for many years with the first floor accommodation having been utilised as offices and in more recent years has been in residential use. The property benefits from a 3 phase electricity supply and is to be sold with full vacant possession.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR		
Warehouse/Workshop	1474	136.93
FIRST FLOOR		
Offices/former residential	1474	136.93
TOTAL	2948	273.87

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£130,000 (one hundred and thirty thousand pounds)**.

VAT

We understand the property is non-VAT elected.

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 **£10,000**. 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. **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 C4386

EPC Energy Rating 125/E



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