



MICHAEL HODGSON

estate agents & chartered surveyors



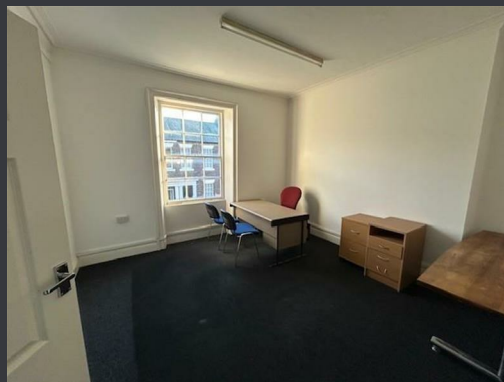
FREDERICK STREET, SUNDERLAND

£130,000

Situated on Frederick Street in Sunderland City Centre in an area known for its professional services and is predominantly occupied by a mix of solicitors, surveyors, estate agents and insurance brokers together with a number of niche retailers and office. In recent years this part of the city centre has been the subject of redevelopment and in particular has seen a number of similar properties reverting from office use back to residential for which they were originally constructed and the subject property would lend itself to a similar conversion, subject to planning.

- City Centre office building – part occupied
- Totalling 1660 ft² (154.23 m²)
- Lower ground floor currently let producing £5,719.95 pa
- May suit conversion to residential STP
- Located within heart of Sunnyside area
- Enclosed car park to rear for 4 vehicle
- Upper Floors currently vacant

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Description

Comprises mid terraced building arranged over 4 floors having a ground floor, first floor, second floor and lower ground floor. To the rear is a yard providing off street parking for 4 cars accessed via an electric roller shutter. The upper floors are currently vacant and the lower ground floor is let to Nora's Clothing Alterations who are a long established tenant.

Accommodation

The property briefly comprises as follows:-

Ground Floor 431 ft² 40.04m²

First Floor 464 ft² 43.06m²

Second Floor 270 ft² 25.08m²

Lower Ground Floor 495 ft² 46.05m²

TOTAL 1660 ft² 154.23m²

Tenure

We are advised the property is Freehold.

Asking Price

£130,000 (one hundred and thirty thousand pounds)

Tenancy Details

Lower Ground Floor

Let to Nora's Clothing Alterations on lease from 1st April 2023 at a passing rent of £5,719.95 pa. The tenant has a 6 month rolling break clause.

Costs

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

VAT

Figures quoted exclude VAT where chargeabl

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.

VIEWING

Strictly by appointment only through joint agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

or via Lofthouse & Partners - 0191 5658844

M I C H A E L H O D G S O N

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