



The
**Elephant
Tea Rooms**

*Prestigious Landmark
Building For Sale*

64 Fawcett Street,
Sunderland, SR1 1BB
719 sq m (7,736 sq ft)

City Centre Location

Sunderland is transforming.

Sunderland City Council's Riverside Sunderland Masterplan has delivered seismic change in the centre of the city, with swathes of redevelopment already well advanced.

Riverside Sunderland will bring with it 2,500 new residents and 10,000 new city-centre-based workers, who will provide additional footfall and vibrancy to the city centre. The city's growing student community is also playing an increasing role in creating a city centre vibe.

Elephant Tea Rooms is located on the corner of High Street West and Fawcett Street in a prime spot opposite Mackie's Corner, home to an eclectic mix of creative and retail businesses, providing a major boost to the city's high street. Nestled between this new vibrant quarter and the city's historic Sunnyside district, which itself is set to be transformed into unique and joyful place to work and live, the property is in an enviable location.



At the heart of
Sunderland's
retail district

A short walk from
Riverside Sunderland
and leisure core

£1.3bn

buying power within 2 miles

5mins

walk to the nearest
Metro and rail station



Destination	Distance	Travel time by rail
Newcastle	14.3 miles	23 mins
Durham	13.6 miles	44 mins
Darlington	31.9 miles	55 mins
Leeds	95.2 miles	2 hrs 5 mins
Edinburgh	132 miles	2hrs 20 mins

Stadium of Light

Sheepfolds Residential and Leisure Scheme

Monkwearmouth Station Museum

St. Peter's

Riverside Sunderland

Vaux Housing

Maker and Faber

City Hall

Eye Hospital

Sunderland Empire Theatre

Sunderland Minster

The Fire Station

Culture House

The Bridges Shopping Centre

Jacky Whites Indoor Market

Market Square

Sunderland

Cinema

Mackie's Corner

Nando's

Kaspa's

Manjaros

Ten Pin Bowling

Sunnside Gardens

Sunnside Multi Storey Car Park

St Mary's Multi Storey Car Park

St Mary's RC Church

Bridge House

Retail Park

Retail Park

Farringdon Row Residential Scheme

Riverside Park

Riverside Multi Storey Car Park

The Holiday Inn
The Muddler
The Botanist
The Keel Tavern

Keel Square

Primark

Sunderland

Casino

West Wear Street

High Street West

St Thomas Street

John Street

Frederick St

Athenaeum Street

West Sunnside

Mile Street

Villers Street

Sans Street

High Street East

High Street East

Handover Place

Farringdon Row

Millennium Way

Stobart Street

Brooke Street

Richmond Street

Wilson Street North

Hay Street

Sheepfolds North

Dundas Street

Chandlers Rd

Palmer's Hill Road

North Bridge Street (A166)

St Mary's Boulevard

High Street West

High Street West

Stinchfield

Norfolk Street

Mile Street

Villers Street

Sans Street

High Street East

High Street East

Waver





Specification

The Elephant Tea Rooms is a Grade II listed building situated within the heart of Sunderland city centre.

Built between 1872 and 1877 by Henry Hopper for a local tea merchant, it provides a blend of the high Victorian Hindu Gothic and Venetian Gothic styles. The building was designed to highlight the exotic origins of the tea sold there.

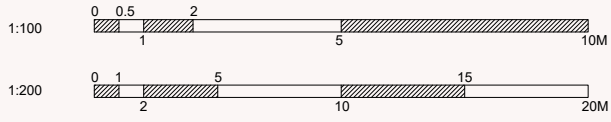
The building is formed as a combination of historic buildings and provides accommodation across basement, ground, first and second floors beneath pitched slate roofs. The façade has recently been renovated to provide an attractive frontage in keeping with the character of the building.

The property benefits from a highly decorative façade onto High Street West and Fawcett Street including a stone and terracotta pinnacle on the south corner of the façade.

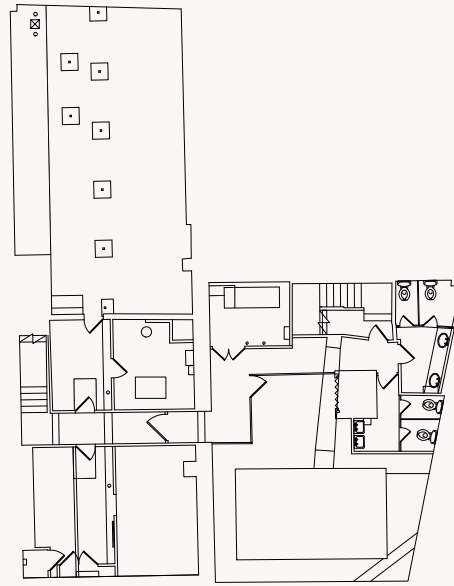
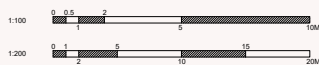
- Main public entrance to the building via double doors off Fawcett Street
- 4 floor to ceiling windows on ground floor
- Suspended ceiling
- Recessed lighting
- Gas fired boiler
- Ceiling mounted cassette heaters at ground and first floor
- Panelled radiators at second floor

The property is Grade II listed. Full details can be found at: [Elephant Tea Warehouse and Grocers, Non Civil Parish - 1208244 | Historic England](#)

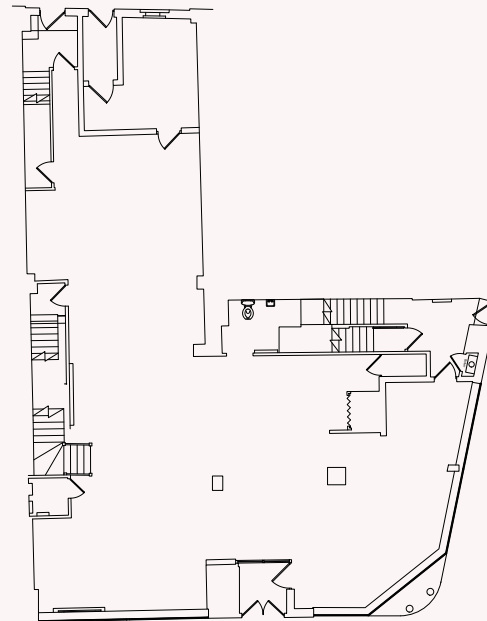




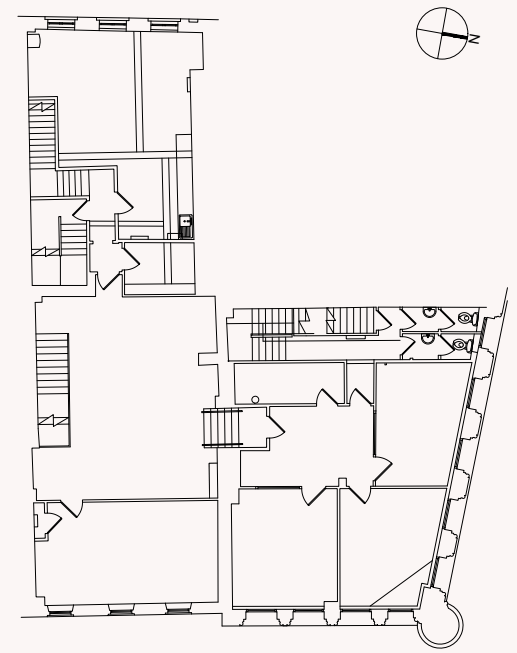
SITE PLAN 1:200



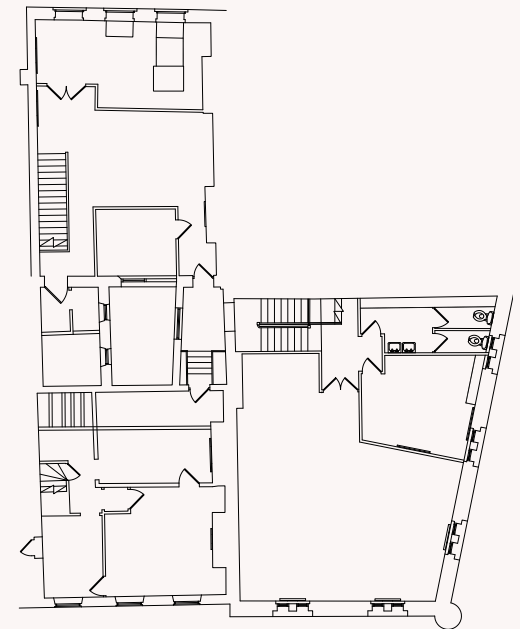
BASEMENT PLAN 1:100



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100







Schedule

Net internal floor areas



Floor	Approximate Net Internal Floor Area	
	SQ M	SQ FT
Basement	134.79	(1,451)
Ground	200.83	(2,162)
First	203.51	(2,191)
Second	179.52	(1,932)
Total	719	(7,736)



Additional Details

Existing Planning Consent

The property currently has planning consent for D1 use having been converted to a local studies centre. The building was previously used as a bank falling under Use Class A2.

Potential Uses

We understand from a planning perspective, as the property is located within the City Centre, any type of main city centre use would generally be considered acceptable. The property falls within a Secondary Frontage rather than a Primary Frontage, so there is a lot more flexibility on appropriate uses. Policy extract below:

“A more diverse range of uses will be supported within Secondary Frontages including retail, service, leisure, entertainment facilities, offices, arts, culture, tourism and residential uses.”

Interested parties should make their own enquiries to the Local Planning Department.

Energy Performance Certificate

Rating B: 47

Rateable Value

According to the Valuation Office Agency website the property is described as Library event space and premises with a Rateable Value of £59,000.

Price

Upon application



For all enquiries or to arrange a viewing please contact the joint agents.



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