



# For Sale

## Office Building

The Cornhill Centre  
Goschen Street  
Southwick  
Sunderland  
SR5 2LR

- Former Gentoo housing office constructed 1992
- Located within residential area close to shopping parade
- Totalling **10,575 ft<sup>2</sup> (982 m<sup>2</sup>) with passenger lift to all floors**
- Occupying a site area of **0.75 acres**
- Secure grounds with staff and visitor car parks
- Suitable for residential conversion/nursing home STP

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

### Location

Southwick is a densely populated residential area on the northern bank of the River Wear approximately 1 mile northwest of Sunderland city centre. The property is situated on Goschen Street also having frontage to Shakespeare Street and Thompson Road. The immediate area provides high-density residential housing stock in social and private ownership together with a mix of commercial accommodation.

### Description

The property comprises a detached 3 storey purpose-built office building of brick construction under a pitched tiled roof constructed circa 1992 occupied by Gentoo as a housing office. The property sits in its own landscaped grounds benefitting from 2 separate car parks for visitors and staff. A passenger lift serves all 3 floors. The site boundary is shown on the attached plan for identification purposes only.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices NIA	4614	428.64
<b>First Floor</b>		
Offices NIA	3140	291.71
<b>Second Floor</b>		
Offices NIA	2821	262.07
<b>TOTAL</b>	<b>10575</b>	<b>982.42</b>
Site Area: 0.75 acres		

### Tenure

We are advised the property is Freehold.

### Asking Price

Offers invited in the region of **£325,000 (three hundred and twenty-five thousand pounds)**.

### 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**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£56,000**. The Uniform Business Rate for the Rates Year 2023/2024 is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

### 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** C4224      **EPC** Energy Rating 60/C

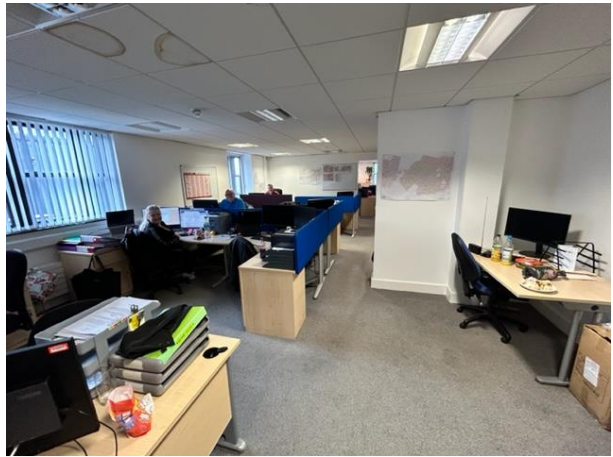
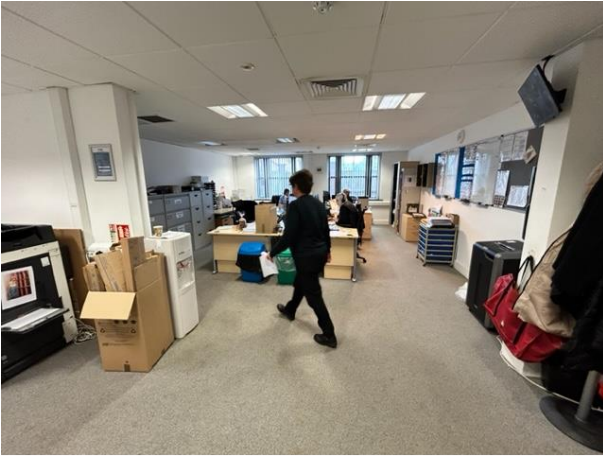




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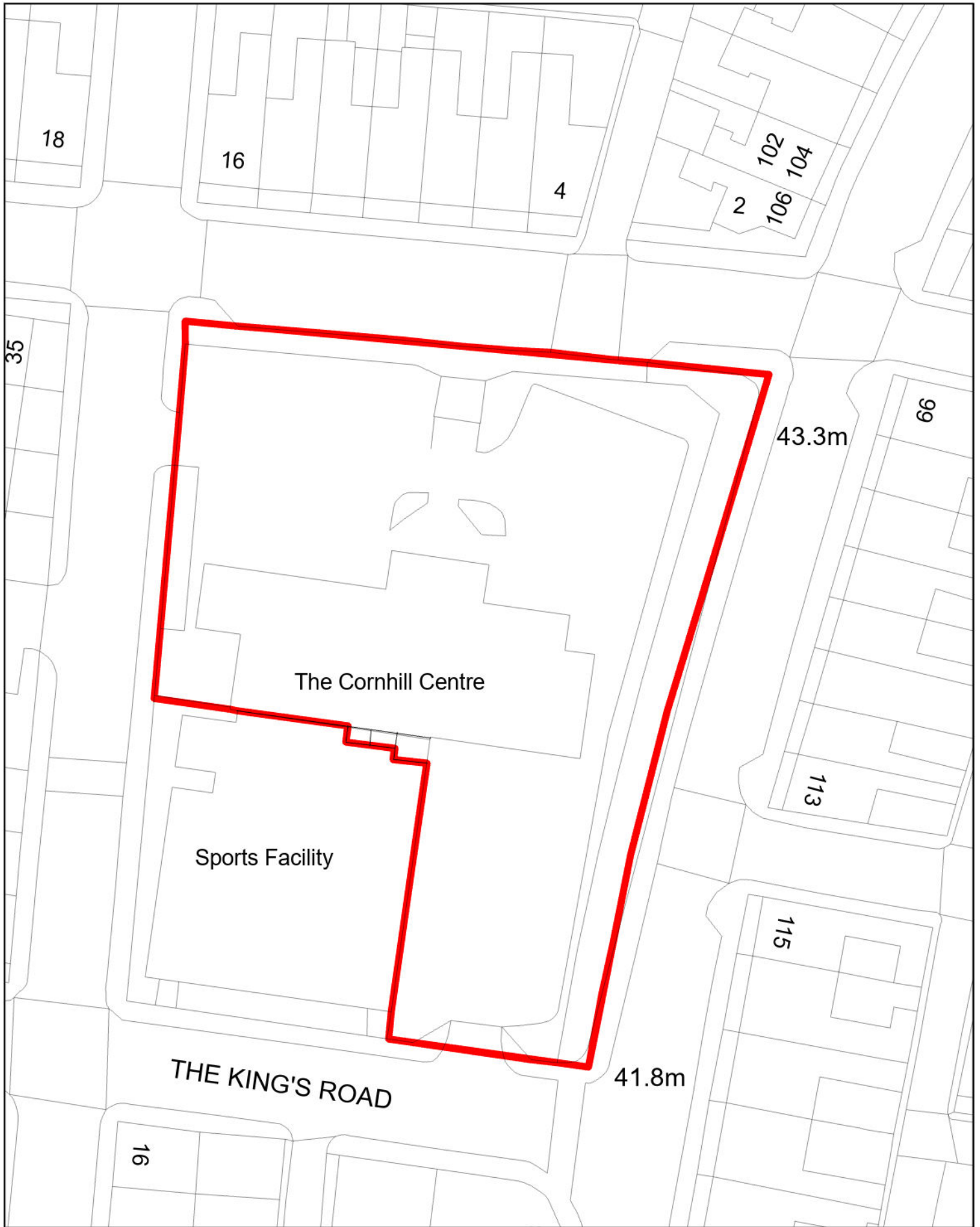
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The Cornhill Centre

Sports Facility

THE KING'S ROAD

43.3m

41.8m



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Esri UK's OS number 100030994  
Gentoo Group Ltd RS007302

Date: March 2024      Scale: 1:500

Map Ref: NZ3858NE

Plan No: TY374723