

Sunderland: 0191 5658844  
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## For Sale

### Office Building

44 Frederick Street  
Sunderland  
SR1 1NF

- Potential development opportunity
- Prominent location within Sunnside
- Corner of Frederick Street/Athenaeum Street
- Modern construction with open plan floor plates
- First floor let to Adecco @ **£10,000 pa** until May 2025
- Ground floor and basement vacant 3 car parking spaces

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

### Location

The property is prominently located at the junction of Frederick Street and Atheneum Street within the main professional area close to various firms of surveyors, estate agents and solicitors including Dowen's, Hackett's, and Martin & Co. The impressive Sunnyside Gardens and Esports performance campus sit adjacent and within easy walking distance are the recently redeveloped rail and Metro station, The Bridges shopping centre and Museum and Winter Gardens.

### Description

The building is one of only a few in the Sunnyside area of modern construction having open plan floor plates and windows to 3 elevations and therefore readily capable of subdivision. **Floor plans are attached.**

### Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
<b>Ground Floor</b>		
Office	793	73.67
<b>First Floor</b>		
Office	762	70.79
<b>Lower Ground Floor</b>		
Office	782	72.65
<b>Externally</b>		
3 car parking spaces		
<b>TOTAL</b>	<b>2337</b>	<b>217.11</b>

### Tenure

We are advised the property is Freehold. The ground and first floors will be sold with vacant possession. The first floor is let to Adecco UK Limited for a term of 3 years expiring 23/05/2025 at an annual rental of £10,000 on an EFRI basis with service charge provisions.

### Asking Price

Offers in the region of **£230,000 (two hundred and thirty thousand pounds)**

### VAT

The property is not subject to VAT.

### 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 Values are:

<b>Ground Floor</b>	<b>£7,300</b>
<b>First Floor</b>	<b>£6,000</b>
<b>Lower Ground Floor</b>	<b>£2,900</b>

The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. 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

C4070

### EPC

Ground Floor Energy Rating **71/C**

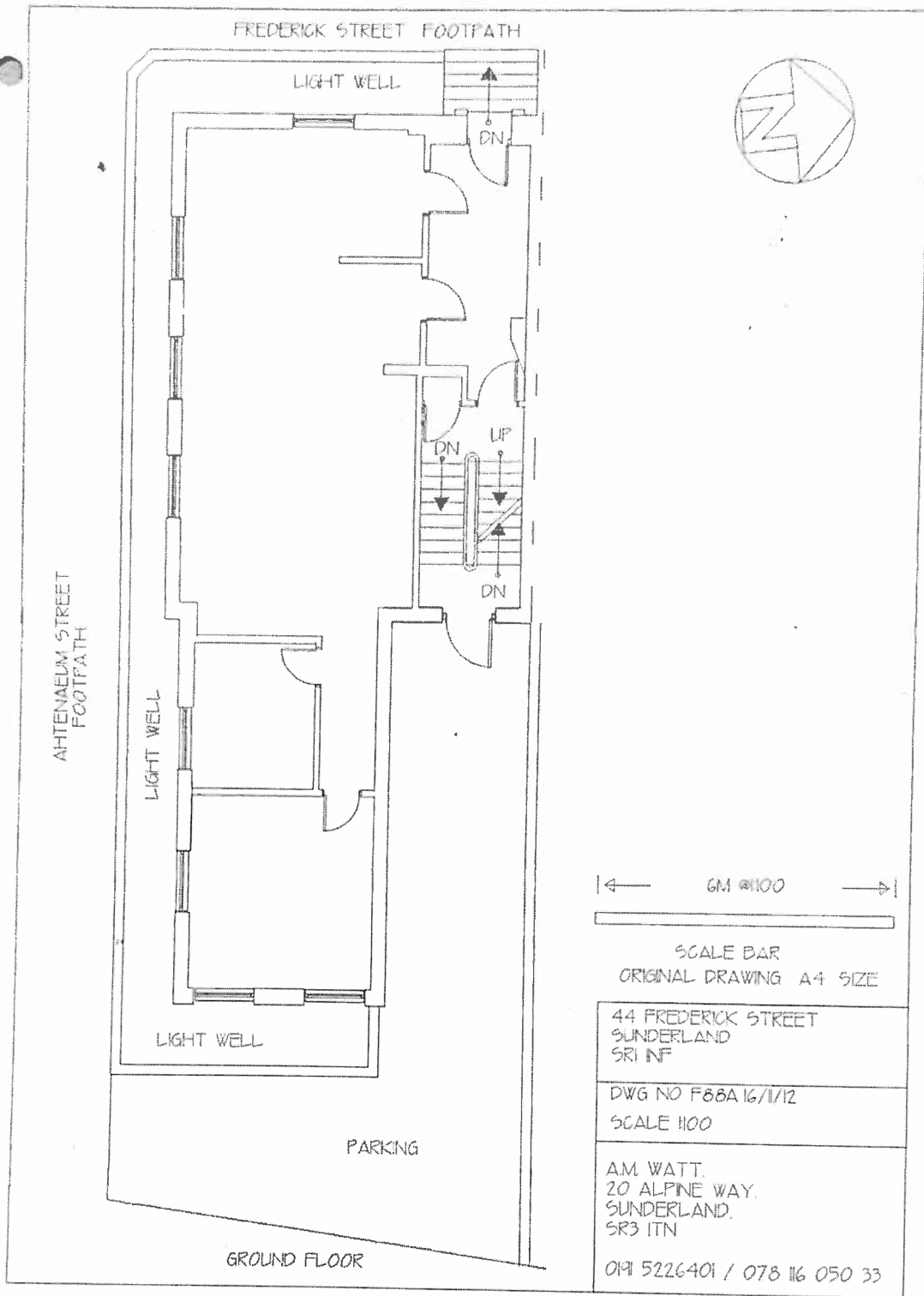
First Floor Energy Rating **65/C**

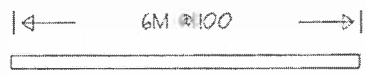
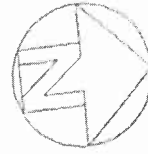
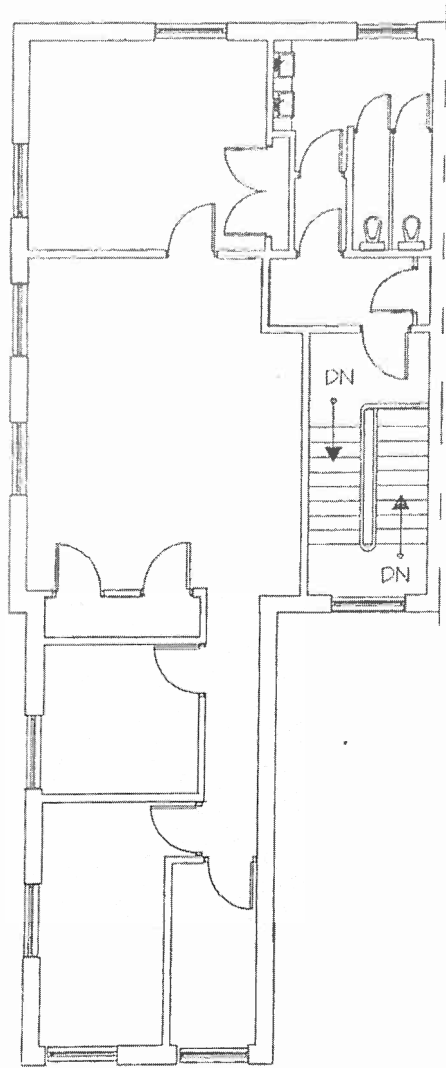
Basement Energy Rating **67/C**



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SCALE BAR  
ORIGINAL DRAWING A4 SIZE

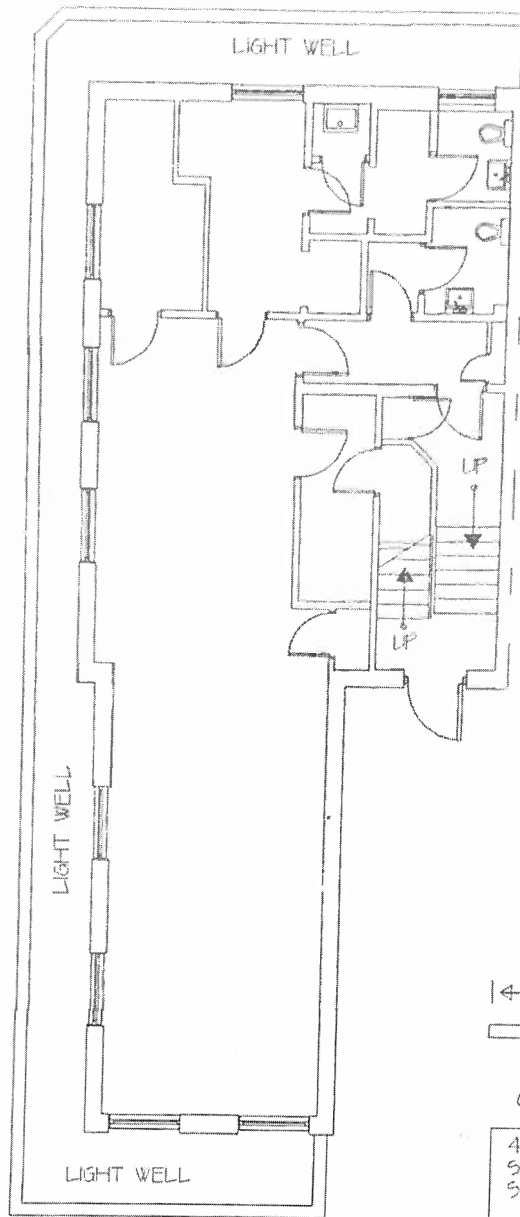
FIRST FLOOR

44 FREDERICK STREET  
SUNDERLAND  
SR3 1NF

DWG NO F88B 16/11/12  
SCALE 1:100

AM. WATT.  
20 ALPINE WAY.  
SUNDERLAND.  
SR3 1TN

019 5226401 / 078 16 050 33



BASEMENT PLAN

← 6M @ 1:100 →

SCALE BAR  
ORIGINAL DRAWING A4 SIZE

44 FREDERICK STREET  
SUNDERLAND  
SR1 1NF

DWG NO F88C 16/1/12  
SCALE 1:100

AM WATT,  
20 ALPINE WAY,  
SUNDERLAND,  
SR3 1TN

019 5226401 / 078 116 050 33