



For Sale

Due to Relocation

27/28 Frederick Street
Sunderland
SR1 1LZ

- Adjoining city centre office buildings
- Located within Sunnyside area
- Totalling **3475 ft² (322.83 m²)**
- Parking to rear for 5/6 vehicles
- Close to Museum and Winter Gardens
- May suit redevelopment STP

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

Location

The properties are located within the main professional quarter within walking distance of the principal shopping area and close to the Museum and Winter Gardens, Mowbray Park and Sunnyside Gardens.

Description

Comprising 2 adjoining and interconnected buildings arranged over ground, lower ground, first and second floors with secure car parking to the rear. The properties have been occupied by an accountancy practice for a number of years and are offered for sale due to relocation.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Number 27		
Ground Floor		
Offices	448	41.62
Store	28	2.60
First Floor		
Offices	497	46.17
Second Floor		
Stores	204	18.95
Lower Ground Floor		
Stores/Offices	476	44.22
Number 28		
Ground Floor		
Offices/Kitchen	679	63.08
First Floor		
Offices	485	45.06
Second Floor		
Stores	196	18.21
Lower Ground Floor		
Stores/Offices	462	42.92
TOTAL	3475	322.83
Externally		
5-6 car parking spaces to rear		

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£205,000 (two hundred and five thousand pounds)**

VAT

We are advised 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 Value is **£25,000**. The Uniform Business Rate for the Rates Year 2025/2026 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 C4292

EPC Awaiting information



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