

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Premises

43 West Sunnyside
Sunderland
SR1 1BA

- Impressive office building
- City centre location
- Arranged over 4 floors
- Totalling **2288 ft² (213 m²)**
- Secure Parking for 6 cars
- Fitted to very high standard throughout

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

Location

The property forms part of a Victorian Terrace overlooking the award winning Post Office residential apartment development. The Sunnyside area has in recent years been the subject of major regeneration centred around Sunnyside Gardens in which a number of historic buildings have been brought back into both residential and commercial use. This section of West Sunnyside has a mix of residential apartment buildings and also includes Angelo's Restaurant.

Description

The premises are arranged over ground, lower ground, first & second floors providing office accommodation fitted to a very high standard. To the rear of the building is a secure car park with electrically operated roller shutter door providing secure parking for up to 6 cars.

Accommodation

The property briefly comprises as follows:-

Ground Floor	ft2	m2
Offices	516	47.94
WC		
Lower Ground Floor		
Offices	673	62.52
First Floor		
Offices	633	58.81
WC		
Second Floor		
Office	466	43.29
Externally		
Private car park to rear with up to 6 parking spaces accessed via electrically operated roller shutter.		

Tenure

A new Lease is available at a commencing annual rental of **£18,000** for a term of years to be agreed (minimum **3** years) on an FRI basis subject to **3** yearly Rent Reviews.

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 Value is **£18,250**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2 p. If necessary, a written request should be made to the Local Authority for confirmation.

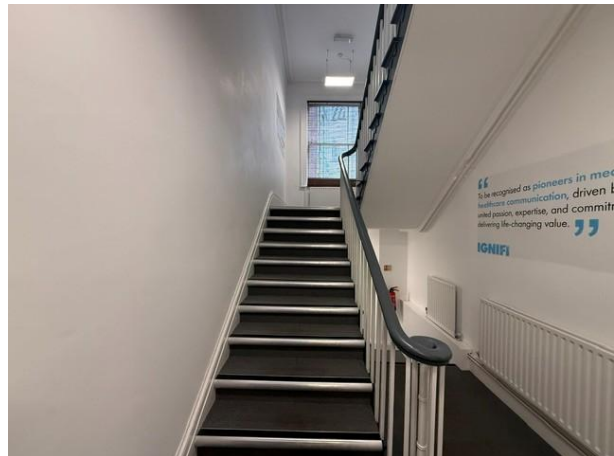
Money Laundering Regulations

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 C4368 **EPC** Awaiting information



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