



# To Let

## Retail/Office Premises

27 Fawcett Street  
Sunderland  
SR1 1RE

- Highly visible retail/office premises
- Formerly occupied by Gentoo
- Arranged over ground, lower ground and first floors
- Prominent corner position totalling 6228 ft<sup>2</sup> (578.58)
- Opposite Wilkinson's, Virgin Money and Post Office
- Close to Train station undergoing major redevelopment

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

## Location

Fawcett Street is busy secondary location within Sunderland city centre. The property is located immediately opposite Wilkinson's and within close proximity of the Museum and Winter Gardens, Post Office, and the rail and metro station in Athenaeum Street on which a multi-million-pound redevelopment of the southern entrance commenced in April 2022 and is set to open in 2023. Other nearby occupiers of note include Specsavers, Virgin Money, Barclays, TSB, Lloyds and Nat West.

## Description

The property forms part of a larger Grade 2 listed building prominently located on the corner of Atheneum Street and Fawcett Street arranged over ground, lower ground and first floors having formerly been occupied by Gentoo and therefore fitted to an extremely high standard throughout.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Sales/Office	3213	298.49
<b>First Floor</b>		
Offices	1968	182.83
<b>Basement</b>		
Training Room	250	23.23
Board Room/Office	541	50.26
Stores and Kitchen	256	23.78
WC's		
<b>TOTAL</b>	<b>6228</b>	<b>578.58</b>

## Tenure

A new Lease is available at a commencing annual rental of **£35,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** yearly Rent Reviews. As the property forms part of a larger building a service charge will be levied on a proportionate basis. Further details upon request.

## VAT

Figures quoted exclude VAT where chargeable.

## 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£37,000**. The Uniform Business Rate for the Rates Year 2022/2023 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

C4102

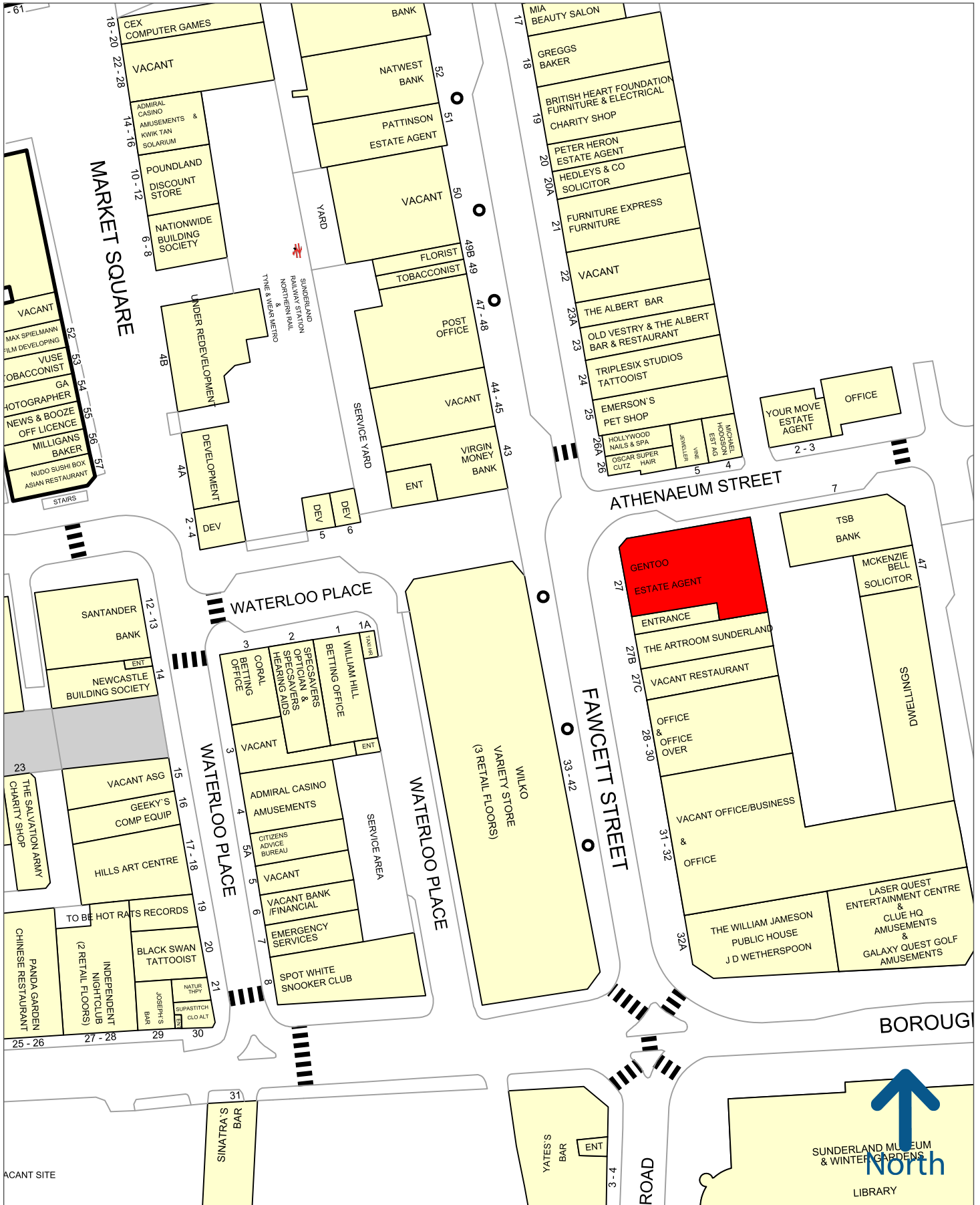
## EPC

Awaiting Information



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50 metres

Experian Goad Plan Created: 13/09/2022  
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