



# To Let

## Office Premises

45/46 John Street  
Sunderland  
SR1 1QU

- 2 adjoining office buildings adj to McKenzie Bell/TSB
- Offices totalling **4534 ft2 (421.21 m2)**
- Plus single storey storey/lockup **361 ft2 (33.54 m2)**
- Interconnected at each floor level
- DDA accessible from rear
- Secure car parking for 2/3 cars

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

## Location

The property is located within the Sunnyside, the main professional area of the city immediately adjacent to McKenzie Bell and opposite Ben Hoare Bell Solicitors with TSB, Your Move, Michael Hodgson and Virgin Money also within very close proximity. Sunderland central station is within short walking distance and is currently undergoing a multi-million redevelopment programme to demolish and redevelop the southern entrance in Atheneum Street. The Museum and Winter Gardens and the main shopping centre are also within very close proximity.

## Description

The property comprises 2 adjoining and interconnecting 4 storey office buildings arranged over ground, lower ground, first and second floors. The second floor has a full width dormer window to the front elevation and the building is DDA compliant from the rear car park which is secure car park benefiting from 2/3 car parking spaces. To the rear car park is a modern single storey office/store with WC which could potentially be demolished to increase car parking.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices	1137	105.63
	361	33.54
<b>First Floor</b>		
Offices	1183	109.90
<b>Second Floor</b>		
Offices	1077	100.05
<b>Lower Ground Floor</b>		
Offices	1137	105.63
<b>TOTAL</b>	<b>4895</b>	<b>454.75</b>
<b>Externally</b>		
Secure car park with 2/3 spaces. Scope to increase parking with potential demolition of single storey building.		

## Tenure

A new lease is available on terms to be agreed at a commencing annual rental of **£32,500** for a term of years to be agreed (minimum **3** years). **The lease will exclude the provisions of the Landlord and Tenant Act 1954.**

## 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 Rateable Value is **£27,250**. 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** C4108 **EPC** Energy Rating 114/E

## Agents Note

Our client may consider a lease of each property separately subject to agreement on terms.





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