



CITY PROPERTIES  
DEVELOPMENT & LETTINGS LTD

MICHAEL HODGSON

estate agents & chartered surveyors

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## FREDERICK STREET, SUNDERLAND £130,000

Situated on Frederick Street in Sunderland City Centre in an area known for its professional services and is predominantly occupied by a mix of solicitors, surveyors, estate agents and insurance brokers together with a number of niche retailers and office. In recent years this part of the city centre has been the subject of redevelopment and in particular has seen a number of similar properties reverting from office use back to residential for which they were originally constructed and the subject property would lend itself to a similar conversion, subject to planning.

- City Centre office building – part occupied
- Located within heart of Sunnyside area
- Totalling 1660 ft<sup>2</sup> (154.23 m<sup>2</sup>)
- Enclosed car park to rear for 4 vehicle
- Lower ground floor currently let producing £5,719.95 pa
- Upper Floors currently vacant
- May suit conversion to residential STP

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### Location

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### Description

Comprises mid terraced building arranged over 4 floors having a ground floor, first floor, second floor and lower ground floor. To the rear is a yard providing off street parking for 4 cars accessed via an electric roller shutter. The upper floors are currently vacant and the lower ground floor is let to Nora's Clothing Alterations who are a long established tenant.

### Accommodation

The property briefly comprises as follows:-

Ground Floor 431 ft<sup>2</sup> 40.04m<sup>2</sup>

First Floor 464 ft<sup>2</sup> 43.06m<sup>2</sup>

Second Floor 270 ft<sup>2</sup> 25.08m<sup>2</sup>

Lower Ground Floor 495 ft<sup>2</sup> 46.05m<sup>2</sup>

TOTAL 1660 ft<sup>2</sup> 154.23m<sup>2</sup>

### Tenure

We are advised the property is Freehold.

### Asking Price

£130,000 (one hundred and thirty thousand pounds)

### Tenancy Details

#### Lower Ground Floor

Let to Nora's Clothing Alterations on lease from 1st April 2023 at a passing rent of £5,719.95 pa. The tenant has a 6 month rolling break clause.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction

### VAT

Figures quoted exclude VAT where chargeabl

### 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.

### VIEWING

Strictly by appointment only through joint agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

or via Lofthouse & Partners - 0191 5658844

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

