



MICHAEL HODGSON

estate agents & chartered surveyors

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FREDERICK STREET, SUNDERLAND

£275,000

The properties comprises 2 adjoining and interconnected buildings 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. Comprises a pair of mid terraced buildings arranged over 4 floors having a ground floor, first floor, second floor attic and lower ground floor. To the rear of No.24 is a garage which provides parking for 2 cars and to the rear of No's 22/23 is a modern mews building providing office space together with a rear yard providing off street parking for 4 cars accessed via an electric roller shutter. The properties are currently vacant.

- Adjoining City Centre office buildings
- Located within heart of Sunnyside area
- Totalling 4,686 ft² (436.08 m²)
- Garage with parking for 2 cars together with yard for a further 4 cars



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Location

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Description

Comprises a pair of mid terraced buildings arranged over 4 floors having a ground floor, first floor, second floor attic and lower ground floor. To the rear of No.24 is a garage which provides parking for 2 cars and to the rear of No's 22/23 is a modern mews building providing office space together with a rear yard providing off street parking for 4 cars accessed via an electric roller shutter. The properties are currently vacant.

Accommodation

The property briefly comprises as follows:-

Ground Floor 861 ft2 80.03 m2

First Floor 1185 ft2 110.02 m2

Second Floor 572 ft2 53.06 m2

Lower Ground Floor 1207 ft2 112.07 m2

Rear Mews 861 ft2 80.00 m2

TOTAL 4686 ft2 436.08 m2

Externally

Garage to rear providing parking for 2 cars accessed via roller shutter
Rear Yard with parking for 4 cars accessed via roller shutter.

Tenure

We are advised the property is Freehold.

Asking Price

£275,000 (two hundred and seventy five thousand pounds)

Costs

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

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is £16,000. 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

VAT

Figures quoted exclude VAT where chargeable.

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

estate agents & chartered surveyors

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