

Four Storey City Centre Retail Unit

For Sale

24 Fawcett Street

Sunderland

SR1 1RH

Bradley Hall

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47 Frederick Street, Sunderland, SR1 1NF



Key Info



The property is available by way of Freehold purchase at a price of offers over £350,000 (Three Hundred and Fifty Thousand Pounds)



Four-storey retail unit situated in the heart of Sunderland's bustling city centre



Prime position on a popular high street, directly opposite the newly refurbished Sunderland Train Station



NIA – 387.6m² (4,172 ft²)



The space offers a unique layout across four floors



EPC D – 100



Good Transport Links

LOCATION

A rare opportunity to lease a prominent four-storey retail unit situated in the heart of Sunderland's bustling city centre. This versatile space boasts an enviable position on a popular high street, directly opposite the newly refurbished Sunderland Train Station and within close proximity to the exciting Sunderland redevelopment projects on High Street West and the Vaux Site.



DESCRIPTION

Previously operated as tattoo studios and drawing rooms, the space offers a unique layout across four floors, providing a generous amount of room for a wide range of potential uses. The premises would be suitable for a variety of businesses (subject to planning permission) and offers flexibility to adapt to different use classes.

ACCOMMODATION

| Part | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground Floor | 210.6 | 2,266 |
| First Floor | 69.5 | 748 |
| Second Floor | 65.8 | 708 |
| Third Floor | 41.7 | 448 |
| Total | 387.6 | 4,172 |



Important Information



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Rating Assessment

The rateable value of the premises as at 1 April 2023 is £24,500 and the estimated rates payable for the current year is £12,225.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

The property has an EPC Rating of D (100).

Legal Costs

Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited.

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