

For Sale



Mowbray Buildings

30/31 Fredrick Street, Sunnyside, Sunderland, SR1 1NA

 **naylors**

For Sale

Freehold Property

9,883 Sq Ft (918.13 Sq M)

- Prominent city centre location
- Rare freehold opportunity
- Potential for alternative uses, subject to planning
- Large, open plan floor plates
- Service/goods lift



Location

The property is prominently positioned in the heart of Sunderland city centre, benefiting from close proximity to a wide range of local amenities. The building occupies a corner site at the junction of Borough Road and Frederick Street and was formerly occupied by SCS Furniture.

Sunderland is undergoing significant regeneration, with major investment across the city and surrounding areas. Notable developments include the new footbridge connecting the city centre to the Sheepfolds district, enhancing access to the Stadium of Light and contributing to the wider transformation of the area.

Description

The property comprises a four storey building including the benefit of a basement area. It was last occupied as a furniture showroom, resulting in large, predominantly open-plan floor plates across each level. A central staircase provides access throughout the building, and there is also a decommissioned service lift extending from the basement to the second floor.

Given the layout and scale, the property lends itself to a variety of potential uses, subject to obtaining the necessary planning consents.

Accommodation

The property has been measured and comprises the following areas:

Basement	2,192 sq ft	(203.64 sq m)
Ground Floor:	2,396 sq ft	(222.59 sq m)
First Floor:	2,625 sq ft	(243.86 sq m)
Second Floor:	2,670 sq ft	(248.04 sq m)

Tenure

The property is offered for sale on a freehold basis.

Sale Price

£395,000 for the freehold.

EPC

Available upon request.

Rateable Value

According to the Valuation Office Agency, the property has a rateable value of £17,250. Interested parties are advised to make their own enquiries with the local council to confirm this information.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

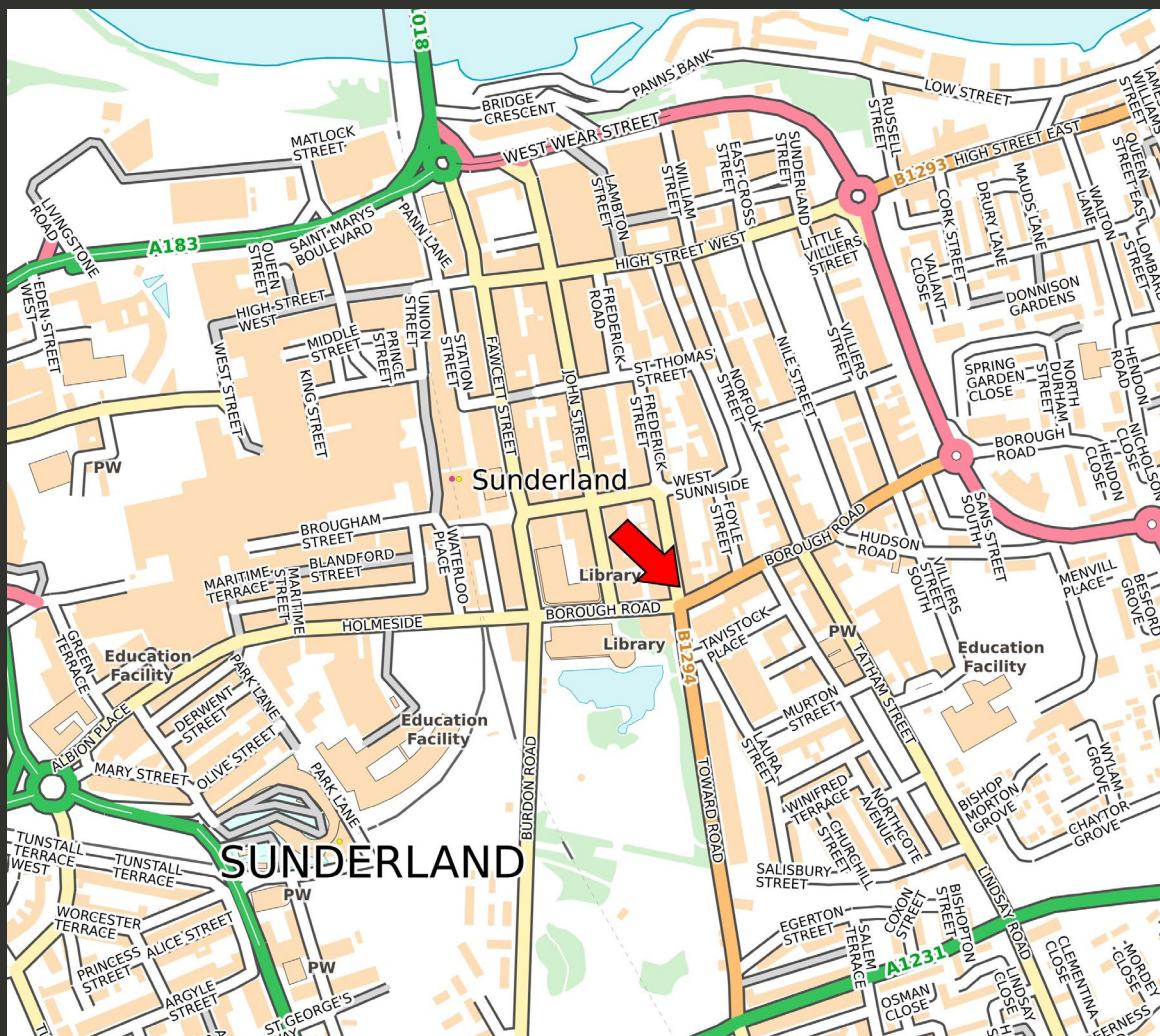
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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