

For Sale/ To Let



Former Fulwell
Fire Station

Station Road
Sunderland
SR6 9AE

May 2016



- Excellent development / conversion opportunity
- Prominent position in good location
- Close proximity to a range of local amenities
- Site area 0.26 Ha (0.65 Acres)

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Location

The property occupies a prominent position on Station Road within the Fulwell ward of Sunderland. Fulwell is located approximately 4 kilometres (2.5 miles) north of Sunderland City centre, 19 kilometres (12 miles) south east of Newcastle and 26 kilometres (16 miles) north east of Durham City. The suburb of Seaburn and the coast are located within close proximity to the east.

Road access is principally provided via the A1018 from the north and south which then connects to the A184 and Wessington Way; both of which link to the A19 arterial route to the west providing access to the wider road network.

Description

The property comprises a substantial detached brick building formerly utilised as a fire station. Internally the property provides vehicle bays, gym and administrative accommodation to the ground floor, with further cellular administrative space along with a former club and bar area to the first floor.

Externally, a tarmac parking and circulation yard is located to the rear of the building. A six storey brick built tower is also located to the rear of the main building which we are advised was formerly used for training purposes. A lease to telecoms provider EE is in place with a passing rent of £6,000 p.a. Further information is available on request.

The site extends to approximately 0.26 Ha (0.65 acres) with the gross internal area of the fire station extending to circa 818 sq. m. (8,800 sq. ft.). The site is relatively flat and is bounded by adjacent residential dwellings to the south, east and west, with the B1291 (Station Road) creating the northern boundary.

Planning

The relevant plan for Sunderland is the Unitary Development Plan (UDP) which was adopted in 1998. The UDP does not specifically allocate the site for any particular use.

The site is currently has Sui Generis planning permission. It is our view that the site and buildings would be suitable for a range of alternative uses (including residential and commercial), subject to statutory planning permission.

Interested parties should make their own enquiries of Sunderland City Council's planning department.

Information Pack

An information pack is available on request which includes the following:

- Building floor plans;
- EPC;
- Internal and external photographs;
- Title and lease information;
- Asbestos survey; and
- Bid Pro Forma and Tender Label.

Rear Elevations



Vehicle Bay



Tenure

The property is available For Sale or To Let. Our client is therefore willing to consider freehold and leasehold proposals.

Services

We are advised that services are available; however, interested parties should make their own enquiries of the utility companies.

Former Club Area



VAT

VAT will not be charged on the transaction.

Legal and Surveyors Costs

Each party is to be responsible for their costs incurred.



Rateable Value

The property is listed on the 2010 Rating List as having a rateable value of £0.

Interested parties are advised to verify the accuracy of this information and any rates payable with the Local Rating Authority.

Method of Disposal

We are instructed to invite formal sealed tenders by **noon Wednesday 22nd June 2016.**

Tenders can be submitted direct via email to David Craig or Glenn Laws, or posted to:

David Craig / Glenn Laws
Bilfinger GVA
Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ

Please note that our client is not obliged to accept the highest or any offer.

Viewings

Viewings are strictly by appointment with sole selling agents, Bilfinger GVA.

For further information or an appointment to view please contact:

David Craig

T: 0191 269 0510

E: david.craig@gva.co.uk

Glenn Laws

T: 0191 269 0064

E: glenn.laws@gva.co.uk





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