

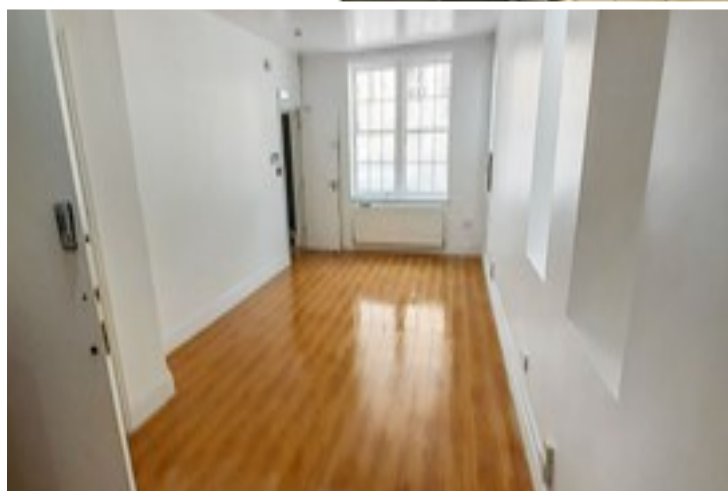
retail in SR1

Norfolk Street, Sunnyside, Sunderland
Tyne and Wear, SR1 1EA

£6,000 Per Annum

- ✓ Ground floor and basement
- ✓ NIA approximately 74sqm (797sqft)
- ✓ Smart office/retail accommodation
- ✓ Trending city centre location
- ✓ Suitable for a variety of uses (STPP)
- ✓ New lease terms available

COMMERCIAL



Summary

- Property Type: Retail - Parking: Allocated Price: £6,000

Description

We are pleased to offer to let the ground floor and basement within this four storey terraced property, excellently situated along Norfolk Street, Sunnyside, Sunderland town centre. To the ground floor, the property offers a smart office/retail space with engineered oak floor, smooth white walls and spotlights. There is additional space to the basement level as a renovated storage area. There are multiple W.C. facilities throughout the property, which also benefits from a full fire and burglar alarm system. The property is in good condition throughout and could be suitable for a wide variety of uses (subject to obtaining the relevant planning consent).

Location

The subject property is located within Norfolk Street, Sunderland city centre, with a high level of access to the region. This area is made up of a number of different properties including residential and a high number of commercial premises and business, providing a high level of services and facilities within the local area. Specifically, Norfolk Street is located within Sunnyside, a renovation area of the town centre which has been dramatically improved and regenerated in recent years, provided with seating, grassed areas and pieces of architecture.

Accommodation

GROUND FLOOR
48sqm (517sqft)

BASEMENT
26sqm (280sqft)

NIA approximately 74sqm (797sqft).

Lease Terms

Available by way of new lease terms.

Rateable Value

The adopted rateable value for the ground floor and basement levels of 9 Norfolk Street is £2,250 as of 1st April 2017. Sourced from VOA.

EPC

Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Norfolk Street, Sunnyside, Sunderland, Tyne and Wear, SR1 1EA

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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