

# TO LET

## First Floor Offices,

Austin House  
Shakespeare Street,  
Southwick  
Sunderland, SR5 2JX

Rent £8,100p.a.

### The Opportunity

Sunderland City Council is pleased to offer this first floor office for let.

### Location

The property is located adjacent to Southwick Primary School on Shakespeare Street. The property is within walking distance of Southwick Green and is well served by local public transport.

### Description

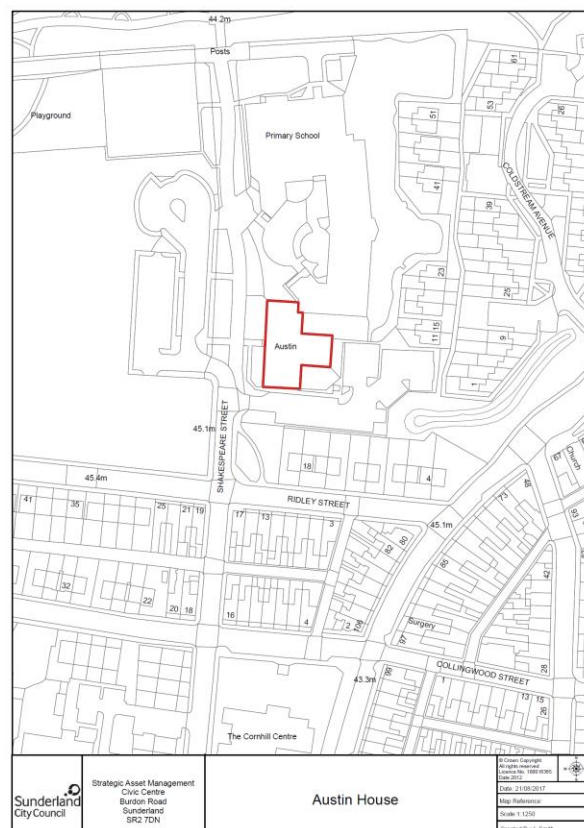
The property is a two storey property which is shared with the Salvation Army and Southwick Primary who offer a nursery, café and community rooms on the ground floor. The building benefits from a shared car park at the side of the building.

### Accommodation

The building provides approximately 188 Square meters (2024 square feet) of office accommodation. The layout includes 5 offices with kitchen facilities, toilets and a lift.

### Highways

The property directly abuts the Adopted Highway of Shakespeare Street.



Sunderland City Council	Strategic Asset Management Civic Centre Burdon Road Sunderland SR2 7DN	Austin House	© Crown Copyright Aerial Imagery Aerial No. 1001 0300 Date: 21/08/2017
			Map Reference: Scale: 1:2250 Drawn By: J. Smith

## Use

The property was recently used as office accommodation which falls under planning use class B1 as defined by the Town and Country Planning (Use Classes) Order.

Any proposed use of the building will not be accepted if it conflicts with the current occupiers or offer within the property and adjacent property.

## Services

The Property benefits from all services and tenants are recharged via a service charge for all utilities.

## Business Rates

The Current Rateable Value for the building is £44,250 for 2017/2018. The Business Rates are paid by the Landlord and recharged via the service charge.

## Service Charge

The tenant will be expected to pay a service charge for the property which will include utilities, building cleaning, grounds maintenance, security, statutory testing and maintenance, Business Rates, Trade Refuse, Building Insurance and Common area repairs and maintenance.

The current budget estimate for 2017/2018 is £1405 per calendar month.

Any costs that relate to the specific tenant or lease area will be recharged direct to the tenant.

The service charge will not include Telephones and the tenant will be expected to provide their own telephone lines as required.

## Lease Terms

A new lease is available at a rent of £8,100p.a. for a term of years to be agreed (minimum 1 year term) on an effective FRI basis subject to 5 yearly rent reviews.

Rental Incentives may be available.

## EPC

An EPC is being prepared.

## Fees

Each party to bear own fees.

## Timescales

The tenant will be required to sign a lease agreement prior to occupation.

## Viewings

To arrange a viewing please contact Louise Whitaker on 0191 561 2633 or by email at [louise.whitaker@sunderland.gov.uk](mailto:louise.whitaker@sunderland.gov.uk)

## Contact Details

Louise Whitaker  
Valuation Surveyor  
Sunderland City Council  
Civic Centre  
Sunderland  
SR2 7DN

Tel: (0191) 561 2633

Email: [louise.whitaker@sunderland.gov.uk](mailto:louise.whitaker@sunderland.gov.uk)

## Warranty

The Council in both its capacity as Local Authority for the City of Sunderland and as owner of the property described for its self, its servants and agents give notice that:

1. Whilst every effort has been taken to ensure the accuracy of the information contained in these particulars, the Council offers no guarantee of accuracy. You are accordingly advised to visit the property before submitting an application to satisfy yourself regarding physical conditions, services etc. The particulars are set out as a general outline for the guidance of perspective purchasers and do not in anyway constitute an offer or contract or part thereof.
2. The Council do not bind itself to accept the highest or any offer received and will accept no responsibility for any expenditure incurred by any interested party in relation to the submission of any offer, whether successful or not. The Council do not give any guarantee for the current or proposed use for the property
4. No person in the employment of the Council has any authority to make or give any representations or warranty in relation to the opportunity.
5. No responsibility is taken for any inaccuracy or expenses incurred in viewing or preparing a bid for this property.

These particulars were prepared in August 2017.