



St. Thomas Street

### Tenure

Freehold.

### Location

Sunderland, with a population of 183,000, is situated on the River Wear some 15 miles south-east of Newcastle upon Tyne and is a well established retail and commercial centre. The city enjoys excellent road access, with the A194 providing a direct link to the A1(M) and A19 and in addition benefits from regular rail services. The property is situated on the west side of Frederick Street, at its junction with St Thomas Street and opposite Frederick Road, in a predominantly commercial location close to High Street.

### Description

This attractive property is arranged on basement, ground and two upper floors to provide three shop units over part basement, ground and part first floors, with a self-contained office over first and second floors above.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Sunderland

### 4-7 St Thomas Street Tyne & Wear SR1 1NL

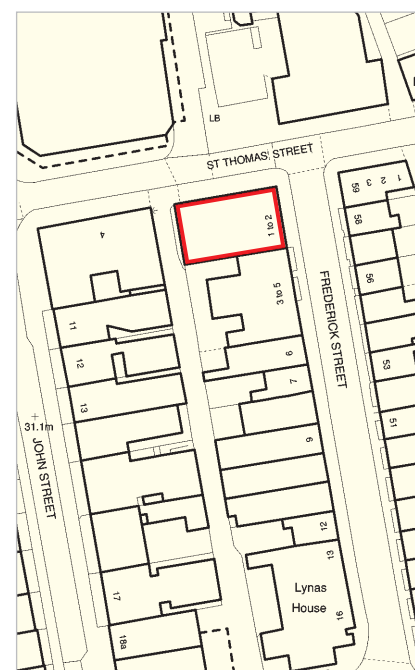
- **Attractive Freehold Mixed Use Investment**
- Comprising an office and three shops
- Part let to Swinton Group Limited until 2021
- Located in the city centre, close to Sunderland Rail Station
- Current Rent Reserved  
**£60,360 pa**

**On the Instructions of a  
Major Fund**

**SIX WEEK COMPLETION  
AVAILABLE**



Frederick Street



NB. The plan is for identification only. © Crown Copyright, ES 100004106

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor 1-2 Frederick Street	Carter & Co Limited	Ground Floor 68.80 sq m (741 sq ft)	10 years from 02.02.2007 Rent review every 5th year FR & I	£13,000 p.a.	Holding over
Part Ground and First Floor 1-2 Frederick Street	Swinton Group Limited	Ground Floor First Floor 143.30 sq m 74.65 sq m (1,543 sq ft) (803 sq ft)	10 years from 09.11.2011 Rent review on 09.11.2016	£23,360 p.a.	Reversion 2021
Part First and Second Floor 1-2 Frederick Street	Penshaw View Trading Limited	First Floor Second Floor 107.00 sq m 220.60 sq m (1,152 sq ft) (2,374 sq ft)	6 years from 03.04.2014 Rent review in the 3rd year FR & I	£15,000 p.a.	Reversion 2020
Part Ground and Lower Ground 4-7 St Thomas Street	R Royal	Lower Ground Floor (1) 247.35 sq m (2,662 sq ft)	5 years from 12.01.2017 The lease provides for a tenant's break option 12.01.2020 subject to 6 months' written notice (1) FR & I	£9,000 p.a.	Reversion 2022

(1) Not measured by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

**Total £60,360 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms R White, Eversheds Sutherland. Tel: 02920 477387 e-mail: [rachelwhite@eversheds-sutherland.com](mailto:rachelwhite@eversheds-sutherland.com)