

Lot 25, Former Wilko, 33-42 Fawcett Street, Sunderland, Tyne and Wear SR1 1RU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Substantial Freehold Development/Asset Management Opportunity

www.acuitus.co.uk

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Property Information

Substantial Freehold Development/Asset Management Opportunity

- Substantial City Centre Former Department Store
- Total floor area of approximately 10,233.60 sq m (110,154 sq ft)
- Immediate asset management and development opportunities (subject to consents)
- Low Capital Value of £6.80 per sq ft on guide price
- Suitable for a variety of alternative uses
- Adjacent to Sunderland Railway Station, The Bridges Shopping Centre and Mowbray Park
- Nearby occupiers include Admiral Casino, William Hill, TSB Bank, Greggs and a range of independent businesses

Lot

25

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Development, Vacant, 110,000 sq ft, City Centre

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

13 miles south-east of Newcastle upon Tyne, 19 miles north-east of Durham

Roads

A183, A1018, A19, A1231, A690, A1(M)

Rail

Sunderland Railway Station (National Rail and Tyne & Wear Metro)

Air

Newcastle International Airport

Situation

The property is prominently situated in a busy corner position fronting Fawcett Street and Waterloo Place in the heart of Sunderland City Centre. The property benefits from being adjacent to Sunderland Railway Station, The Bridges Shopping Centre and Mowbray Park. The University of Sunderland campuses and Sunderland College City Campus are also within close proximity to the property, home to over 30,00 students.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a substantial building arranged over six floors with ancillary accommodation in the basement and on the fourth floor and retail accommodation on the ground, first, second and third floors. The property benefits from a total approximate floor area of 10,233.60 sq m (110,154 sq ft) on a site extending to approximately 0.20 Ha (0.49 Acres).

The property may be suitable for re-development with a variety of alternative uses including Leisure, Student Accommodation, Residential Apartments, a Hotel and subdivision of the ground floor to form multiple retail units, subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

Note

There will be 2 x accompanied internal viewings before the auction. Please contact the team to confirm access.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Basement	Ancillary	1,816.40	(19,552)	VACANT (1)
Ground	Retail	1,971.50	(21,221)	
First	Retail	1,879.60	(20,232)	
Second	Retail	1,785.40	(19,218)	
Third	Retail	1,427.30	(15,363)	
Fourth	Ancillary	1,353.40	(14,568)	
Total		10,233.60	(110,154)	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) Occupational interest has been received by the Landlord from a major retailer with regard to the ground floor accommodation. Further information is available with the Auctioneers.

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2024