

lot 46

14 Foyle Street, Sunderland Tyne & Wear SR1 1LE

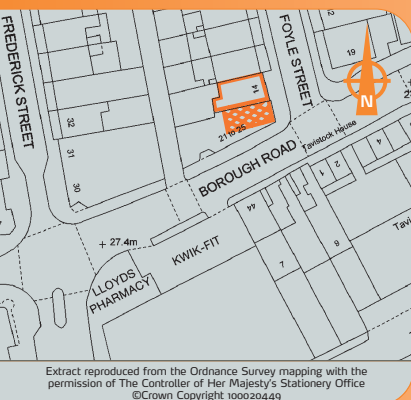
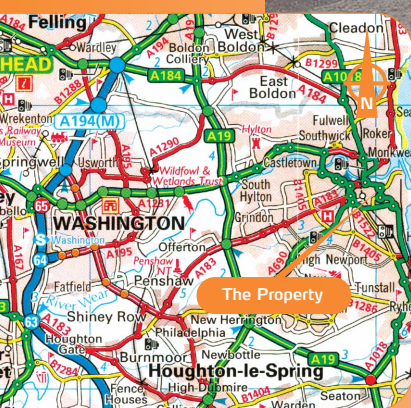
Full Vacant
PossessionResidential Development Opportunity
with Full Vacant Possession

- Residential development opportunity (subject to consents)
- Located within walking distance of the town centre, Sunderland Railway Station and Bridges Shopping Centre

- Nearby occupiers include Kwik-Fit and Lloyds Pharmacy



On Instructions via



Location

Miles: 13 miles north-east of Newcastle upon Tyne
13 miles south-west of Durham

Roads: A690, M1

Rail: Sunderland Railway Station

Air: Newcastle International Airport

Situation

The property is situated in a prominent corner location on the western side of Foyle Street, at its junction with Borough Road. The property is within walking distance of Sunderland town centre, Sunderland railway station and Bridges Shopping Centre. Other nearby occupiers include Kwik-Fit and Lloyds Pharmacy.

Description

The property, a GRADE II LISTED BUILDING situated in a Conservation Area, comprises part basement, part ground and

three upper floors, all offered with full vacant possession. As to the shaded area on the title markup, please note that only the upper floors are included in the title of this part. Please refer to the legal documentation for further information.

Tenure

Virtual Freehold. Held from **Susan Auriol Gray** for a term of 999 years from 1st January 2002 at a fixed rent of £3 per annum.

Planning

Listed building consent was sought and approved subject to conditions, for the internal refurbishment of six apartments following fire damage in 2008. For further information please refer to www.sunderland.gov.uk. Reference: 07/04636/LBC.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Floor Areas (Approx)		Tenancy
Basement	50.20 sq m	(540 sq ft)	FULL VACANT POSSESSION
Ground	62.03 sq m	(668 sq ft)	
First	117.29 sq m	(1,262 sq ft)	
Second	117.29 sq m	(1,262 sq ft)	
Third	95.13 sq m	(1,024 sq ft)	
Totals	441.94 sq m	(4,756 sq ft)	

For further details please contact:

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