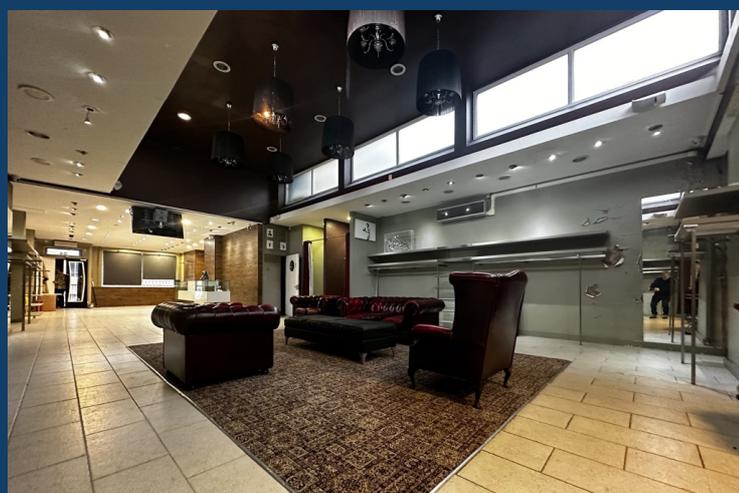
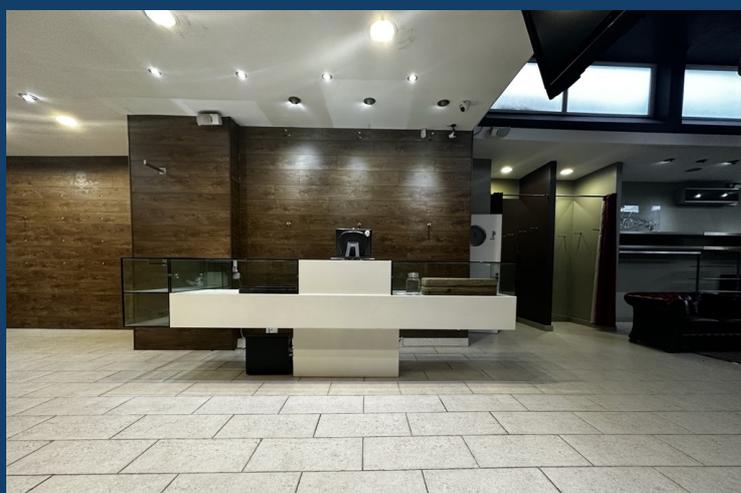


FOR SALE/TO LET
192.6 - 323.6 Sq M



24, JOHN STREET, SUNDERLAND, SR1 1JG

- City centre location, close to bus routes, Sunderland railway station, the winter gardens and the Bridges shopping centre
- Ground floor suitable for a variety of uses
Upper floors tenanted but underlet
- Imposing double width facade frontage with an impressive front window
- Ground floor available to let separately

DGRE

24 JOHN STREET, SUNDERLAND, SR1 1JG

A substantial 4 storey mixed use commercial building providing a professionally fitted ground floor & basement with open plan foot plate suitable for retail, open plan offices, restaurant & beauty.

At first and second floor there are 2 prime 2 bed apartments ideally suited to the student market & substantially under let.

Superbly positioned in the central business core being only 250 m from railway station, 50m from the winter gardens & within the Sunnyside Conservation area.

Location

This exceptional property is located on John Street, Sunderland. Set in the vibrant district of Sunnyside, this residence enjoys a prime location towards the eastern side of the city center, bordered by Fawcett Street to the west, Borough Road to the south, and the Inner Ring road to the north and east.

Sunnyside has undergone a remarkable transformation, emerging as a hub for culture, cinema, fine dining, entertainment, and the arts within the city. It's a place where the city's heartbeat resonates, offering a dynamic and vibrant environment.

This property not only offers a fantastic place to call home but also provides you with the opportunity to immerse yourself in the thriving culture and professional landscape of Sunnyside.

The property is c.250m from the new railway station and the Bridges shopping centre. There is a bus stop serving many routes into and out of the city centre immediately to the front of the property.

Accommodation

The unit comprises a superb and most impressive open plan ground floor with rear atrium and connecting useable basement providing storage, w.c., and kitchen.

The retail unit extends to . 196.6sqm.

The first floor flats are understood to be 56sqm and 75sqm.

The ground floor benefits from excellent natural light due to its lantern style roof.

The flats above each have two-bedrooms.

	Sq M	Sq Ft
Ground Floor	136.6	1,470.36
Basement	56	602.78
Flats	131	1,410.08
TOTAL	323.6	3,483.23

Tenure

Ground floor available to let for a terms of years to be agreed on standard effectively FRI terms at a rent of £19,950pa.

The whole is available to purchase, with the ground floor in vacant possession.

Potential for a gross rental income of circa £35,000 /40,000k Pa

Planning Information

The ground floor is understood to be in Use Class E.

