



## Derwent Street

, Sunderland SR1 3NU

- Size: 341 sqmt / 3675 sqft
- 2023 RICS Valuation: £330,000
- Great Development / Conversion Potential
- City Centre Location
- Great condition throughout

**Guide Price £249,950**

**Council Tax Band: Exempt**  
**EPC Rating:**

**FULL DESCRIPTION**

This is an ideal opportunity for an investor or developer.  
With a RICS valuation completed in July 2023 for £330,000, this has been priced for a quick sale.  
The ideal buyer will either rent this as full commercial, convert into mixed residential-commercial tenure or convert into full residential.  
All three options will generate strong annual cash-flow.  
The vendor is also open to selling each unit individually, subject to an agreement on party-wall separation.  
The property is conveniently located within Sunderland's city centre and within a short walk to the bus station, train station, University and hospital.  
With £500 million being invested into redeveloping Sunderland's city centre this property will benefit from both strong capital appreciation and strong rental demand.  
This property has been priced to sell to a smart investor who recognises value when they see it.  
Video Tour Available  
Physical and Virtual Tour Available too  
EPC: D  
Price:  
Guide Price: £260,000

**Important Info**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**Property Portals**

We are proud to be affiliated with the UK's leading property portals.  
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

**THE PROPERTY OMBUDSMAN**

Membership is held with The Property Ombudsman for sales and lettings.

**Thanks**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.