

# For Sale

# LANDWOOD GROUP



Harrison House, 57A Fawcett Street, Sunderland, SR1 1SE

## 24 Bed Student Let Investment

- Currently producing £62,000\* per annum gross
- City Centre location
- Close to university campus
- Set over 3 floors
- 4 rooms vacant
- Potential to increase gross rent to circa £69,000\*

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Viewings:

**Strictly by Appointment**

Landwood Group, South Central  
11 Peter Street  
Manchester M2 5QR

**Date Particulars — January 2019**

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\* assumes AST's renew



## Location

Fawcett Street is one of Sunderland's principle shopping locations and sits within the urban core of the city centre, as well as both campuses of the University of Sunderland.

## Description

Comprising the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors of a former office building (ground floor retail **not** included), the property offers 24 en-suite bedrooms together with shared lounge/kitchen facilities on 2 of the 3 floors.

Access is directly off Fawcett Street and there is a rear emergency exit onto Station Road.

## Accommodation

To the first floor are 14 studios together with a shared dining/kitchen/lounge area. The kitchens are fitted with a full range of sinks, cooking facilities and fridges. To the 2<sup>nd</sup> floor are 6 further studios, again with another kitchen/dining area and on the top floor are 4 further studios. There is a bin store to the rear ground floor included.

In total, the building has a gross internal floor area of approx., 4055 sq ft.

## Tenure Information

The premises are held by way of a long leasehold title ref TY531861. The lease is for 999 years from May 2013.

## Tenancies

The studios are let by way of AST agreements and there are currently 20 occupied units producing a total of £5,199.67 per calendar month. The rents include all services, wifi and running costs. Further information available on application.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal

Each Party will be responsible for their own legal costs.

## Price

Offers in the region of £395,000.

## EPC

EPC rating C.

## Joint Agents

Hackett Property  
Lynas House  
Athenaeum St  
Sunderland  
SR1 1NA

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• Rear Access



• Living Area



• Kitchen/Dining Area



• Kitchen/Dining Area