



7 Mary Street, Sunderland SR1 3NH

- Two storey mid terrace office / retail
- Floor area 94.6 sq. m. (1,018 sq. ft)
- Rear yard parking for up to three vehicles
- Flexible layout – Open-plan rooms, offices, kitchens, and W.C.s
- High Footfall Area – Surrounded by shops, bars, and services
- Prime Location in Sunderland city centre
- New flexible lease terms

Rent: £10,500 per annum

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Location

The unit is situated on Mary Street, in the heart of Sunderland city centre, just a short walk from the Bridges Shopping Centre and Sunderland train and Metro stations. This central location benefits from excellent footfall, strong transport links, and close proximity to established retailers, cafes, restaurants, and professional services. Mary Street is a well-regarded commercial area, popular with both independent businesses and national operators.

The surrounding area includes a mix of retail, leisure, and office occupiers, making it a vibrant and attractive destination for customers and clients alike. The property also offers convenient access to major road networks, including the A1231 and A19, providing easy connections across Wearside, Tyneside, and beyond.

Description

We are pleased to present to the rental market this two-storey mid-terrace property, prominently positioned within a parade of established retail, leisure, and office premises.

The ground floor comprises two spacious open-plan rooms, a fitted kitchen, and a W.C. The first floor offers two offices, an additional kitchen, and a W.C., accessed via an internal staircase as well as a rear entrance.

Versatile in layout, the property is well-suited to a wide range of potential uses, subject to the necessary planning consents.

Parking

There is secure parking within the rear yard area for up to 3 vehicles.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Front Retail/Office	18.09	194.71
Rear Retail/Office	20.36	219.15
Kitchen	4.93	53.06
W.C's	3.68	39.61
First Floor		
Office	5.51	59.30
Office	32.3	347.67
Kitchen	3.87	41.65
W.C's	5.88	63.29
Net Internal	94.62	1,018.48

Rent

£10,500 per annum

Rateable Value

The 2025 Rating List entry is Rateable Value £ TBA

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

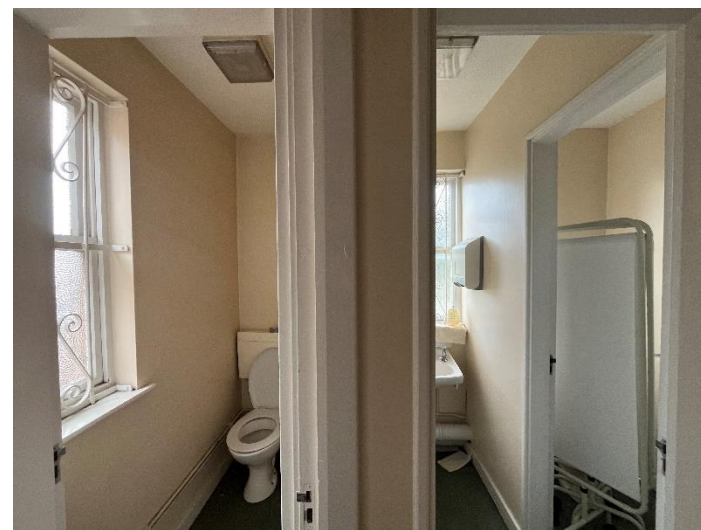
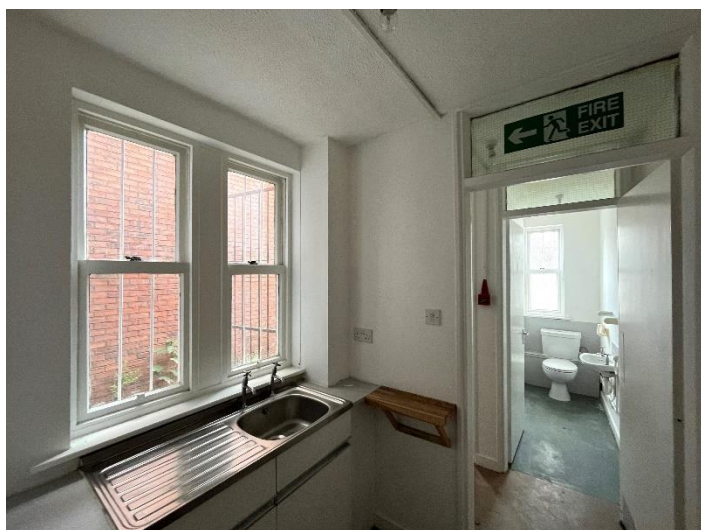
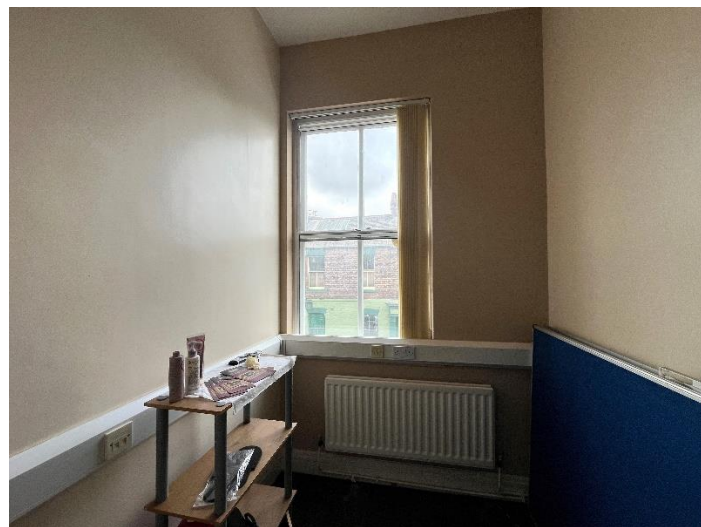
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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