



7-8 Mary Street, Sunderland SR1 3NH

- Two storey mid terrace office / retail
- Floor area 186 sq. m. (2,007 sq. ft)
- Rear yard parking for up to six 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: £21,000 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 property comprises two self-contained units, each with independent front and rear access. However, the first floor has been opened up to provide internal access between both sections

The ground floors each comprise two spacious open-plan rooms, a fitted kitchen, and a W.C. The first floors offer two/three 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 6 vehicles.

Tenure

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

Viewing

Strictly by appointment through this office.

Rent

£21,000 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.

Floor Area

Area	Sq. m.	Sq. ft.
7 Mary Street		
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
Total	94.62	1,018.48
8 Mary Street		
Ground Floor		
Front Retail/Office	13.36	143.80
Rear Retail/Office	20.34	218.93
Kitchen	5.46	58.77
W.C's	3.96	42.62
First Floor		
Office	16.92	182.12
Office	16.4	176.52
Office	5.26	56.61
Kitchen	4.06	43.70
W.C's	6.08	65.44
Total	91.84	988.55
Net Internal Area	186.46	2,007

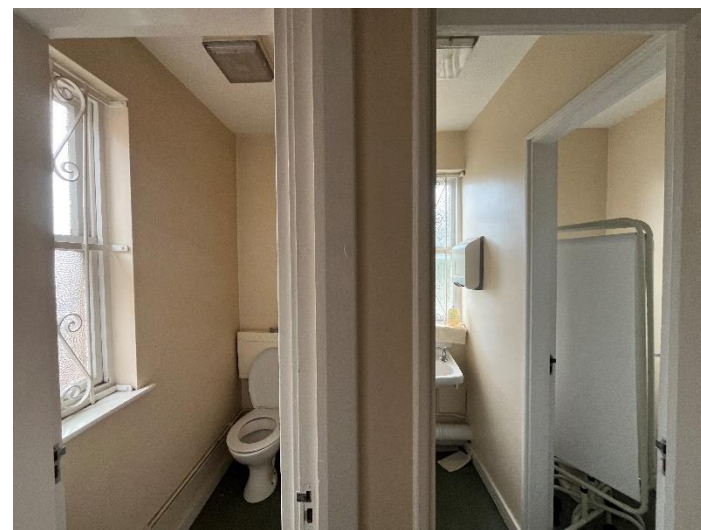
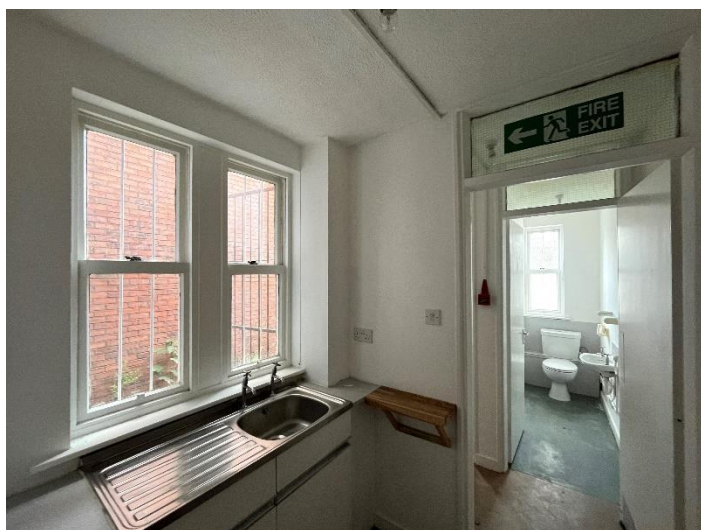
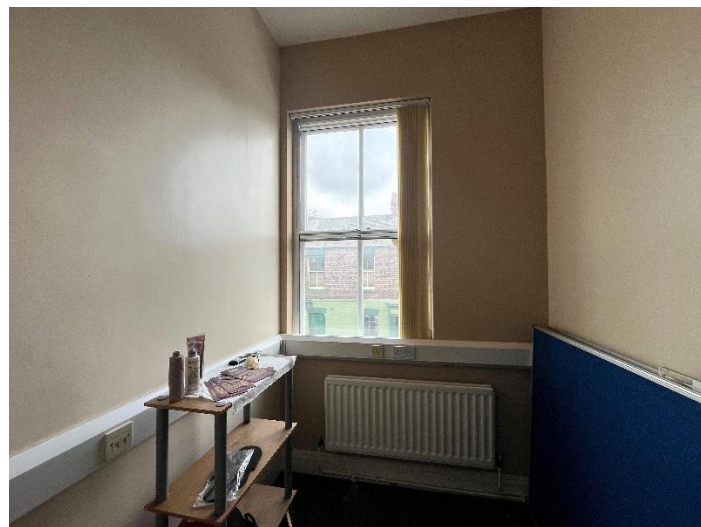
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

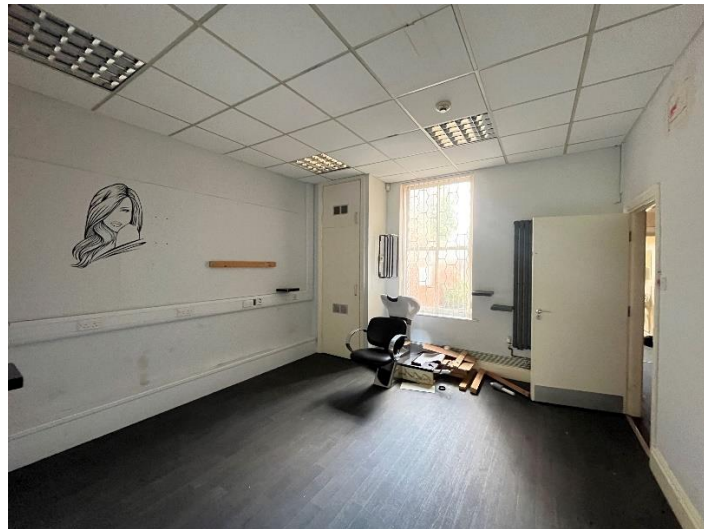
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Prepared: 01st September 2025

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