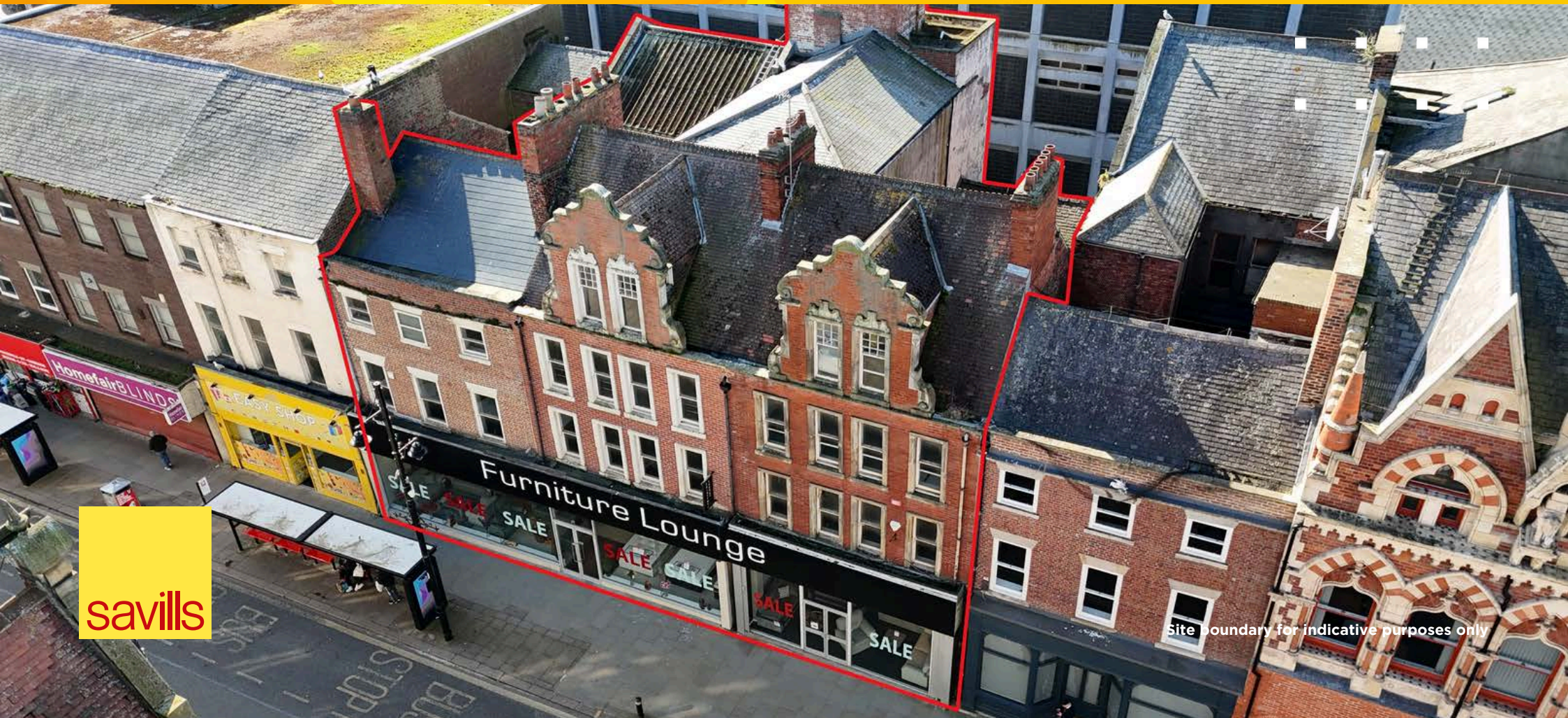


61 – 63 Fawcett Street

SUNDERLAND, SR1 1SE

Excellent City Centre Conversion Opportunity For Sale



savills

Site boundary for indicative purposes only



KEY HIGHLIGHTS

- Detailed planning consent for the building's conversion to provide 44x student apartments with ground floor retail
- City Centre location, situated between two Sunderland University campuses
- Within immediate proximity of Sunderland railway station
- Informal sealed tenders sought by 12 noon on Monday 18th August 2025.

LOCATION

The property is located on Fawcett Street within Sunderland City Centre, situated 12 miles south east of Newcastle upon Tyne and 12 miles north east of Durham. Fawcett Street is highly accessible by public transport, which acts as the City Centre's main arterial road for bus connections. The property is located within immediate proximity of Sunderland Railway Station which provides direct access to national destinations including York and London Kings' Cross. Sunderland City Centre is also served by two Metro Stations, Park Lane Interchange and Sunderland Railway Station, which facilitate access to 60 regional destinations including Newcastle City centre, Gateshead and Newcastle International Airport.

Sunderland City Centre is undergoing one of the UK's most ambitious urban regeneration projects which will see the delivery of various residential, commercial and community led schemes. Situated less than 350 yards to the north west of the property, 'Riverside Sunderland' is a 32 hectare regeneration site on the banks of the River Wear which will create a new urban quarter within the city. To date, Riverside Sunderland has seen the delivery of four Grade A offices (including the Civic Hall), a hotel, a car park, restaurants and bars, as well as improvements to the public realm. Forthcoming land uses will also include a library, two education academies and public parks, as well as hundreds of new build homes. A newly constructed pedestrian footbridge will connect the City Centre to the Sheepfolds and the Stadium of Light to the north.

Other notable regeneration schemes in the City Centre include Linden Homes' redevelopment of the former Sunderland Civic Centre site and TOWN's redevelopment of Nile Street and Villers Street, which are located immediately south and east of Fawcett Street respectively. The property forms part of 'Mackies Corner' regeneration area, which accommodates various independent cafés and retailers.

The property is strategically located between Sunderland University's St Peter's and City Campuses. Named as one of the UK's top 40 Universities in the Guardian University Guide 2025, Sunderland University has a student population of approximately 18,000 people. Incorporating the wider catchment area of Tyneside, Newcastle University and Northumbria University have an approximate student population of 60,000 people.

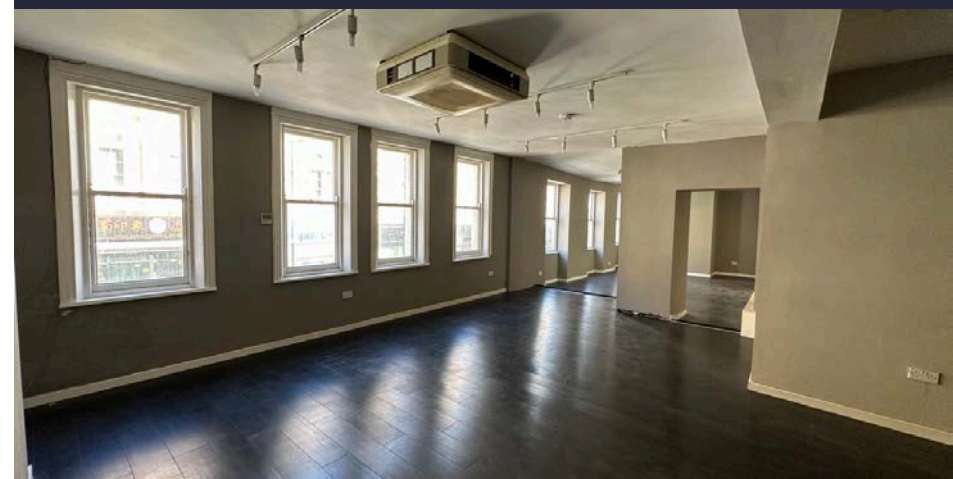
Sunderland University's growing list of accolades, first-class facilities, and vibrant leisure offer make Sunderland a sought-after choice for both undergraduate and post-graduate students.

DESCRIPTION

The property is located to the western side of Fawcett Street and comprises three interconnected terraces which were built in the 19th Century.

The front elevation benefits from having ornate Dutch gabled façades and decorative masonry lintels to the upper parts, making a positive contribution to the Sunnyside Conservation Area, which Fawcett Street forms part of. The property is 3.5 storey in height, is of red brick construction and has a fully glazed shop front at ground floor level, which spans all three terraces. At the rear on Station Street, the buildings are a variety of heights and design.

Internally the property comprises a ground floor retail unit with ancillary storage space and office rooms to the upper parts.



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Spire Bridge

Stadium of Light

Riverside Sunderland

Sheepfolds

St Peter's Metro Station

Edwardian Quarter

Mackies Corner

61 - 63 Fawcett Street

The Bridges Shopping Centre

Sunderland Railway Station

PLANNING

Planning permission for the change of use and redevelopment (including demolition of rear extensions and replacement with new five storey extension) of the property to a mixed use retail and a 44x bed student accommodation development was granted in January 2025 (planning reference: 23/00393/FUL).

All units will be provided as self-contained one bed studios, incorporating an en suite shower, areas for study, relaxing, storage, cooking and eating. The average unit size of the apartments will be 29 sq. m. (312 sq. ft.). Separate first, second and third floor communal breakout areas will also be provided, which will comprise a dining room, meeting room, TV lounge, gym and a games room, together with a laundry room and a bike store.

The ground floor retail demise will be repurposed to provide three separate lettable units, extending to 125 sq.m (1,345 sq. ft.), 140 sq.m (1,506 sq. ft.) and 160 sq. m. (1,722 sq. ft.) respectively.

TENURE

The property is to be sold freehold with vacant possession. The legal interests to be sold comprise title numbers TY303607 and DU25192.

LEGAL AND SURVEYING FEES

Each party is to be responsible for their costs incurred.

VAT

All offers received will be deemed to be exclusive of VAT where chargeable.

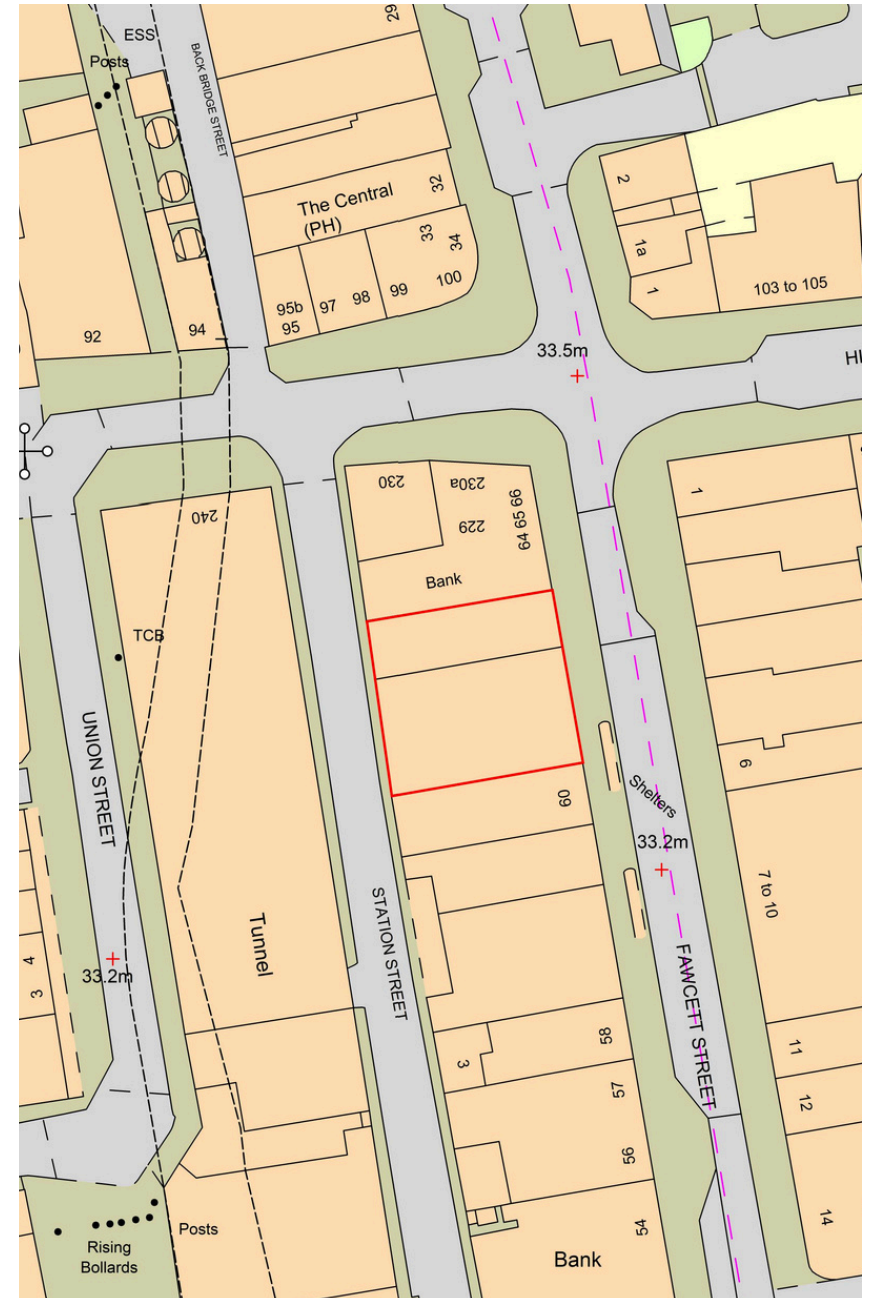
SERVICES

We are advised that all service connections exist to the building however interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

VIEWINGS

The property is visible from Fawcett Street and Station Street. Accompanied viewing days will take place during the marketing period with sole selling agent Savills.

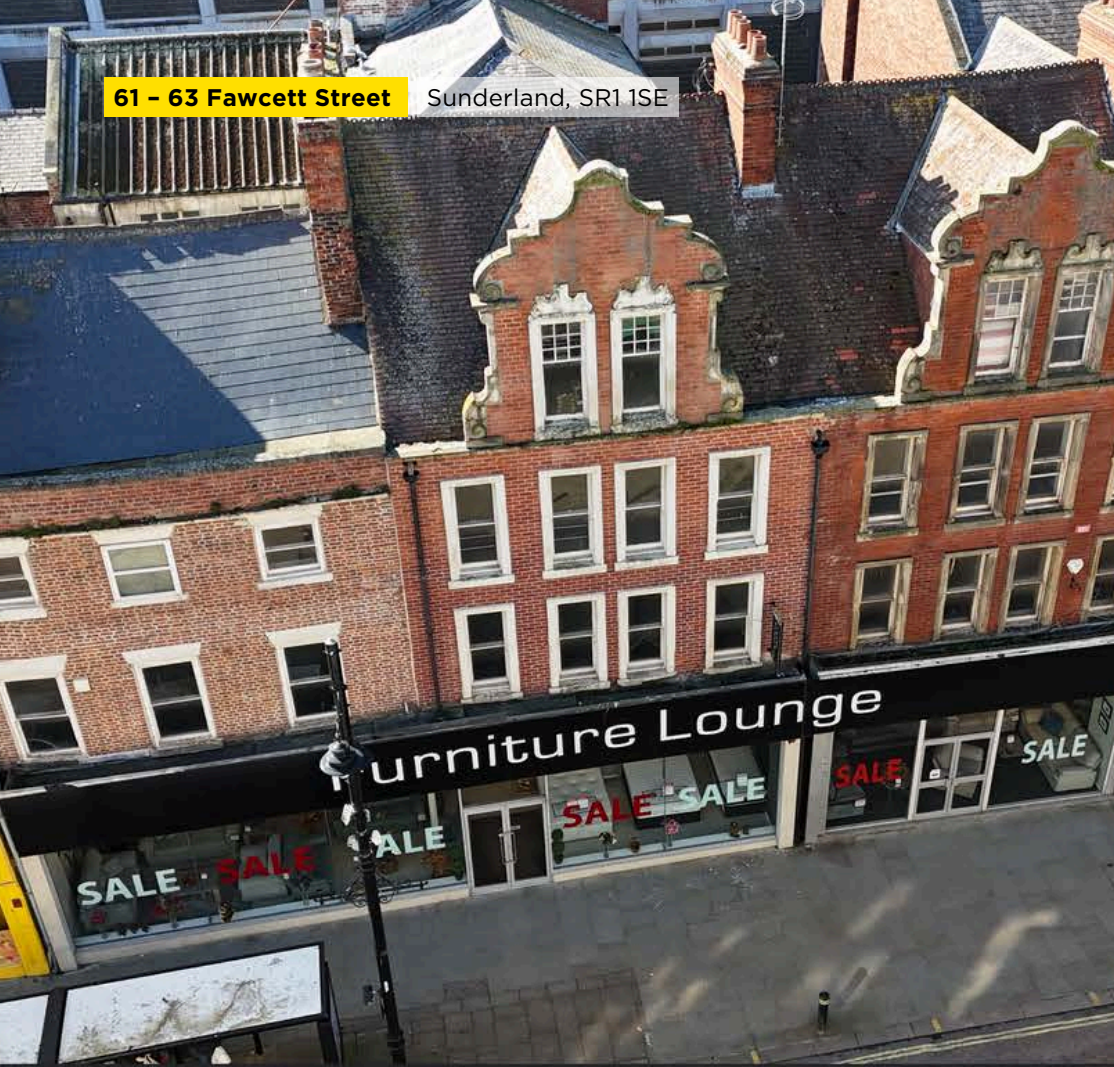






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IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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INFORMATION PACK

An information pack is available upon request, which includes the following information:

- Site plans;
- Title information;
- Approved documents relating to planning permission 23/00393/FUL; and
- External and internal photographs.

METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Informal Sealed Tender. Tenders are requested by 12 noon on Monday 18th August 2025. Tenders are to be submitted directly to Glenn Laws (glenn.laws@savills.com) and Mary Fortune (mary.fortune@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer
- Proof of funds
- Written confirmation of the source of funding
- Two forms of identification of the purchasing entity
- Timescales for exchange and completion; and
- Full solicitor details.

Any offers which do not contain the above information may not be considered.

Bids should clearly stipulate any conditions attached to them.

Please note that our client is not obliged to accept the highest or indeed any offer. Our client is not obliged at any point to exchange contracts. Overage and Clawback provisions may be incorporated into the sales contract documentation.

CONTACT

For further information please contact:

Glenn Laws

glenn.laws@savills.com
07971 593 026

Mary Fortune

mary.fortune@savills.com
07966 186 681

savills