



BY DESIGN

The Old School

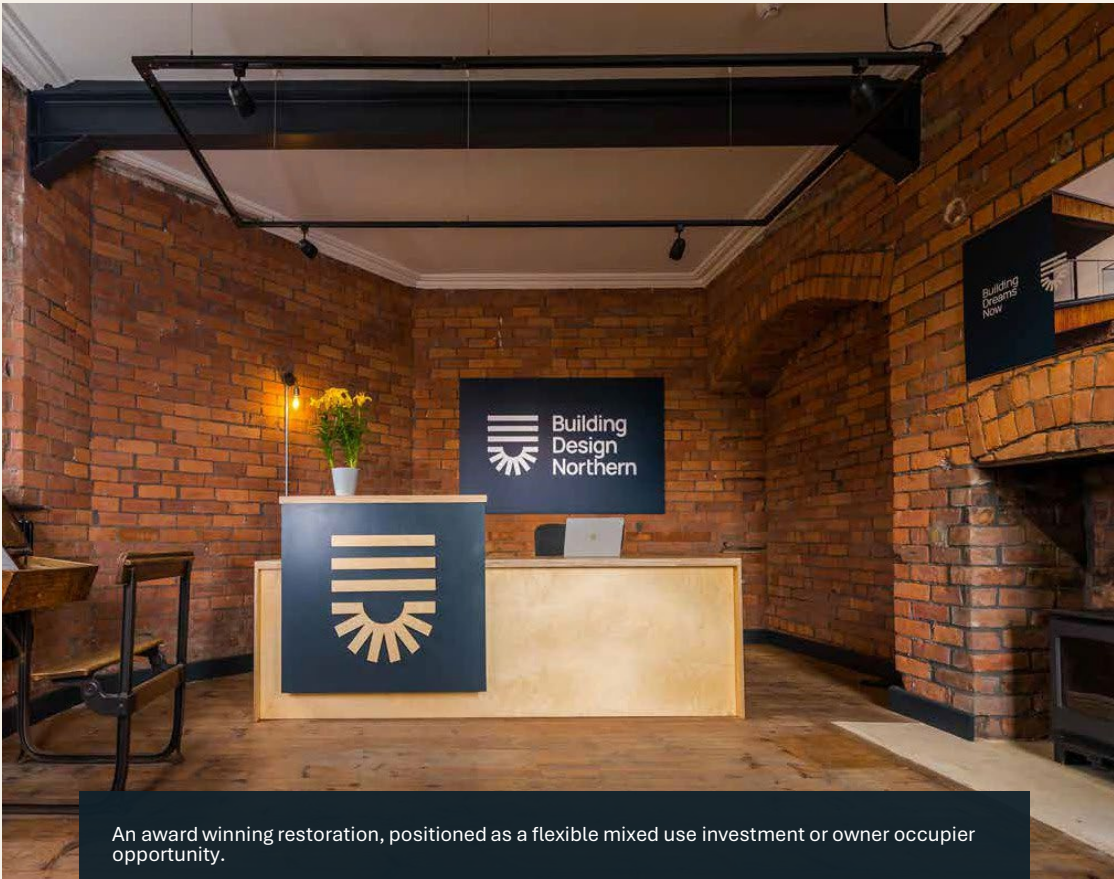
Simpson Street, Sunderland, SR4 6DR

Grade II listed landmark | Premium office space | Eight loft apartments

Guide price £1,950,000

Investment snapshot

A RARE HERITAGE ASSET WITH INCOME AND FLEXIBILITY



An award winning restoration, positioned as a flexible mixed use investment or owner occupier opportunity.



£1.95m

guide price

8,880 sqft

total GIA

8

loft apartments

£205k pa

anticipated ERV

Grade II

listed status

3,465 sqft

office space

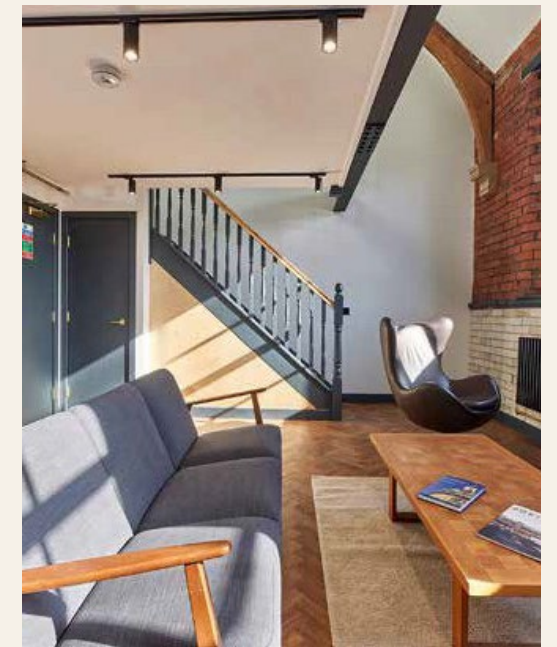
The buyer proposition

A DISTINCTIVE MIXED USE ASSET WITH HERITAGE, INCOME AND FLEXIBILITY

Positioning

The Old School combines three key investment drivers, heritage value, established income and long term regeneration upside, within a distinctive mixed use asset on the edge of Sunderland city centre.

- A distinctive Grade II listed building with a clear architectural story
- A credible income stream from serviced apartment style occupation
- Strong owner occupier appeal through premium character office accommodation
- A location tied to Sunderland city centre regeneration, Sheepfolds and Crown Works
- A rare building that should attract emotional buyers as well as spreadsheet investors



Location and regeneration

CONNECTED TO THE CITY, THE RIVER AND SUNDERLAND'S NEXT CHAPTER



- Western fringe of Sunderland city centre, close to the Wearmouth Bridge and A183
- Short walk to rail, Metro and bus links, with Newcastle reachable in under 30 minutes by Metro
- Adjacent to Trimdon Street Retail Park and close to Sunderland Royal Hospital and the University
- Near major regeneration drivers, including Riverside Sunderland, Sheepfolds and Crown Works

A building with provenance

FROM VICTORIAN SCHOOL TO AWARD WINNING CONTEMPORARY SPACE



1867

First opened as Deptford Yard Church of England School.



1961

The school bell rang for the final time.



2020

BDN acquired the building and began the restoration.



2022

The restored building opened as offices and loft apartments.

The original character is the asset. The restoration has retained period fabric while introducing contemporary commercial and residential accommodation.

Premium office accommodation

CHARACTER, SCALE AND A CLEAR OCCUPIER STORY



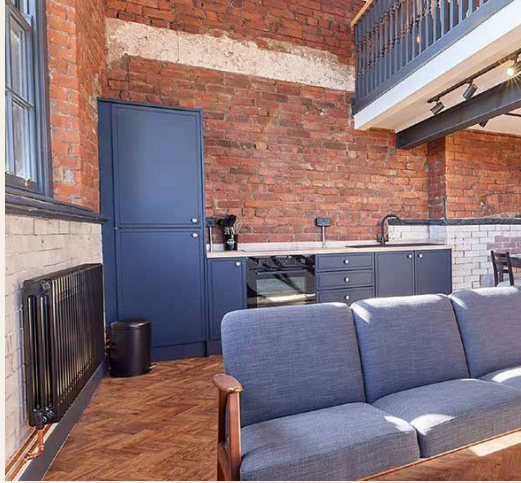
Office space

- Approx. 3,465 sqft over ground, first and second floor areas
- Impressive double height office space with exposed structure and natural light
- Large boardroom, reception, courtyards and staff facilities
- Efficient air source heating system
- Available with vacant possession or leaseback at £55,000 per annum



Eight loft apartments

DESIGNED FOR HIGH QUALITY SHORT STAY, CORPORATE AND CITY LIVING DEMAND



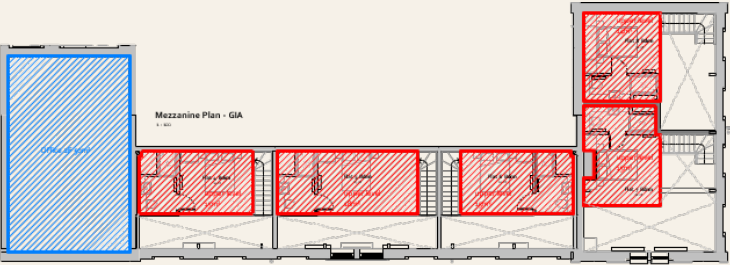
- Eight one bedroom loft apartments with contemporary open plan living
- Five apartments include mezzanine accommodation
- High quality kitchens and bathrooms, original features and industrial detailing
- Total apartment area approx. 5,415 sqft, 503 sqm
- Award winning short stay performance, including Airbnb Superhost and Booking.com Traveller Review recognition

Apartment areas

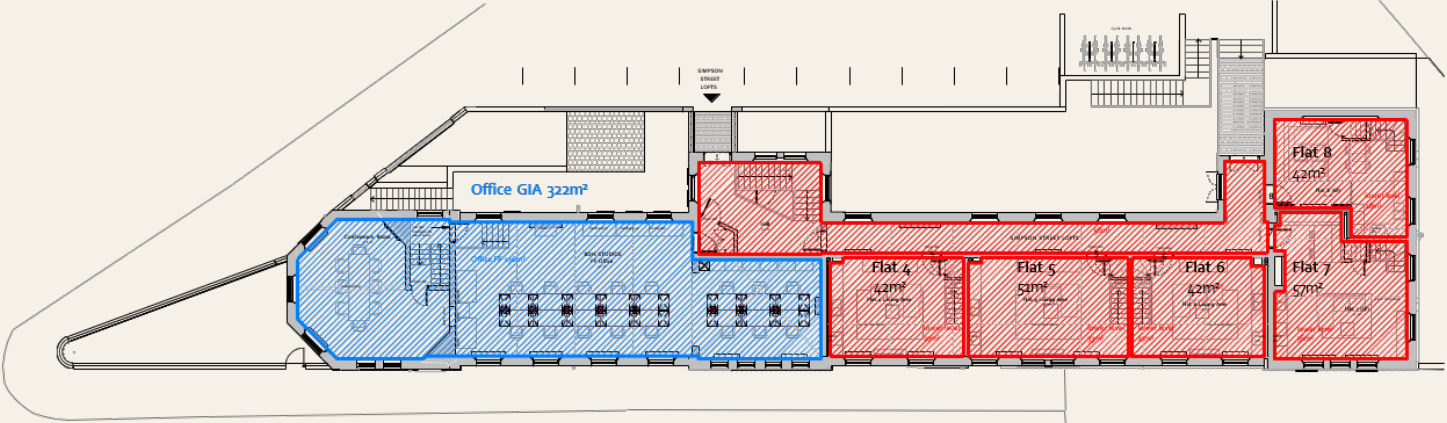
Apt	sqft	sqm
1	474	44
2	474	44
3	700	65
4	452	42
5	549	51
6	452	42
7	614	57
8	452	42

Floor Plans

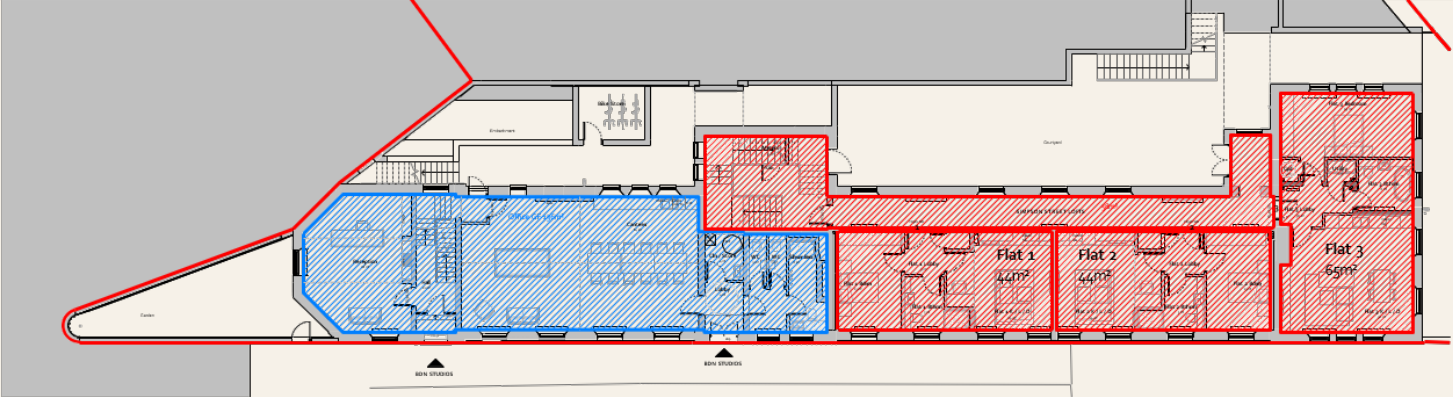
Second Floor / Mezzanine Plan



First Floor Plan

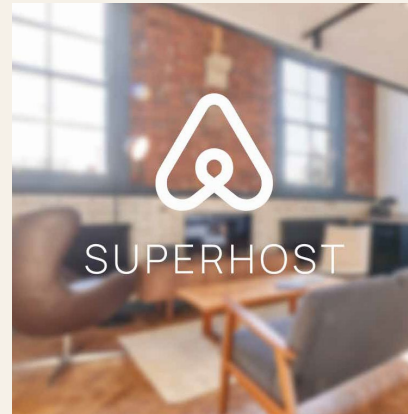
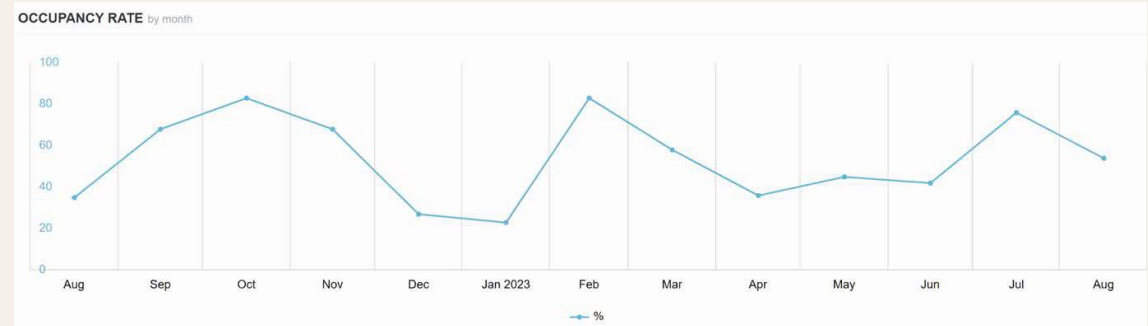
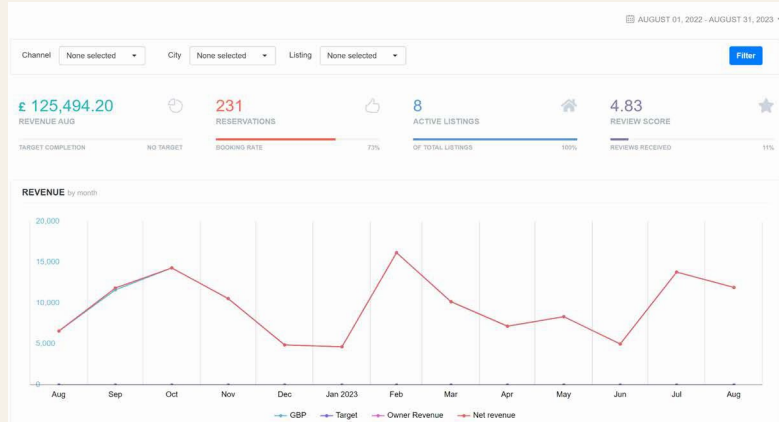


Ground Floor Plan



Income and investment story

CLEAR CURRENT INCOME WITH FURTHER POSITIONING UPSIDE



£125k pa

apartment revenue achieved over last 12 months

£1,750 pcm

recent Liebherr rate per apartment

£55k pa

office leaseback proposal

£205k pa

anticipated total ERV

The strongest buyer narrative is not just yield. It combines proven demand, quality accommodation and a building that feels difficult to replace.

Routes to market

THREE POTENTIAL ACQUISITION ROUTES



Mixed use sale

Freehold interest available at £1,950,000, suited to an owner occupier or purchaser who wants control of the whole asset.

Investment sale

Sale of the whole with office leaseback to Building Design Northern at £55,000 per annum for 12 months, plus residential income.

Office letting

Office accommodation available separately by new lease at £55,000 per annum.

Purchaser options

The opportunity may suit a mixed use investor, an owner occupier seeking character office accommodation with income, or a purchaser exploring a separate letting of the office element.

A rare opportunity to acquire one of Sunderland's most distinctive restored heritage buildings.

BY DESIGN HOMES

Presented by By Design Homes for prospective purchasers and investors. Further information is available on request, subject to status and appropriate due diligence.

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