



**hackett**  
PROPERTY

8 Jameson House, City Centre SUNDERLAND, SR1 1AG

▪ Available from 19/02/2025



£495 pcm



**PROPERTY FEATURES**

- Council Tax Band a (Student exemption required)
- Damage deposit (5 weeks rent) £571.15

12a Frederick Street,  
Sunderland, SR1 1NA  
01915109950  
enquiries@hackettproperty.com  
www.hackettproperty.com



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City Centre Location

No bills included

Furnished

Stylish and well presented

On site laundry facilities available

Damage deposit (5 weeks rent) £571.15

Council Tax Band a (Student exemption required)

EPC Rating - Band E

### Agents Note

Tenants Costs or Permitted Payments

#### Holding Deposit

One weeks rent will be taken to secure a property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first months rent following the execution of all tenancy documents within the calendar days in receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and or deed of guarantee) within 15 calendar days.

#### Security Deposit

Equal to Five weeks rent - this covers damages or defaults on behalf of the tenant during the tenancy.

#### Company Administration Fee

60% of one months rent including VAT, 50% of One Months rent excluding VAT

Company Tenancy Renewal Fee £120 including VAT, £100 excluding VAT

Please note Full Company Tenancy Administration Fee is required to secure a property on a non AST agreement.

#### Unpaid Rent

Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non payment of rent. Please note; this will not be levied until the rent is more that 14 days in arrears

#### Lost Key (or Keys) or other Security Devices

Tenants are liable to the actual cost of replacing any lost key or keys or other security devices. If the loss results in locks needing to be changed the actual costs of a locksmith, new lock and replacement keys for the tenant(s), landlord, agent and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour including VAT for the time taken replacing lost keys or other security devices including attending a call out for re entry.

#### Variation of Contract (Tenants request)

£50 including VAT per agreed variation. This