



Retail | Offices | Industrial | Investment | Development | Leisure

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# To Let

## Workshop Premises

Brooke Street  
Sheepfolds  
Sunderland  
SR5 1BN

- Former car repair premises
- Comprising workshop & offices
- Totalling 2368 ft<sup>2</sup> (220 m<sup>2</sup>)
- Plus compound 1825 ft<sup>2</sup> (169 m<sup>2</sup>)
- Adjacent to Stadium of Light
- Incentives available



51 Frederick Street, Sunderland SR1 1NF  
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also at Portland House, Belmont Business Park, Durham, DH1 1TW

**Regional Coverage from offices in Sunderland and Durham**

Regulated by RICS

### Location

The property is located within an established commercial area to the North of the city centre and the River Wear adjacent to the Stadium of Light.

### Description

The property is of single storey construction comprising offices, workshop and compound which are in need of improvement. The property was formerly occupied as a car repair workshop.

### Accommodation

The property briefly comprises as follows:-

|                        | ft2  | m2     |
|------------------------|------|--------|
| <b>Ground Floor</b>    |      |        |
| Workshop/Offices (GIA) | 2368 | 219.99 |
| <b>Externally</b>      |      |        |
| Storage yard           | 1825 | 169.54 |

### Tenure

A new Lease is available on terms to be agreed at a commencing annual rental of **£7,500** for a maximum term of **3** years. **The lease will be outside of the Landlord & Tenant Act.**

### Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

-  [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)
-  [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
-  **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£7,900**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C3368

### Prepared

November 2015

### EPC

Energy Rating G