

Sunderland: 0191 5658844
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To Let

Industrial Premises

3 Addison Street
Hendon
Sunderland
SR2 8BL

- Prominent Factory Premises
- Established Trade Counter Location
- Adjacent to Brandon Hire and Johnstone Paints
- GIA 3156 ft² (293.19 m²)
- Shared secure compound
- Excellent access to city centre and A19

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Addison Street is located on Commercial Road immediately opposite Booker Cash and Carry on a busy arterial route leading into Sunderland City Centre from the south and linking up with the A19 which is less than 10 minutes drivetime. Nearby occupiers include Brandon Hire, Johnsons Paints, Buildbase,

Description

The unit has access from a shared secured compound and comprises warehouse and offices on the ground floor with two private offices on the first floor. The warehouse has a minimum eaves height of 16'2" (4.9m) increasing to 18'1" (5.5m) at the ridge.

Accommodation

The property briefly comprises as follows: -

	ft2	m2
Ground Floor		
Factory and Offices GIA	2904	269.78
First Floor		
Offices	252	23.41
TOTAL	3156	293.19

Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum 5 years) on an effective FRI/ basis subject to 5 yearly Rent Reviews.

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

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
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

Warehouse and Premises **£7,600**

The Uniform Business Rate for the Rates Year 2019/2020 is 49.1p. If necessary a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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

C3687

Prepared

October 2018

EPC

Awaiting confirmation.

Agent Note

Vehicle repair related uses will not be considered.



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