



To Let (May Sell) Trade Counter Premises

Unit 1A Hylton Grange
Wessington Way
Sunderland
SR5 3HR

- Open A1 (non-food) consent
- Prominent location adjacent to A19/A1231
- Adj. to Sytner Mercedes, DFS and Premier Inn
- Showroom and Warehouse GIA 6676 ft² (620.20 m²)
- Potential for alternative uses Subject to Planning

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

Location

The unit is situated in a prominent position fronting Wessington Way (A1231) approximately 3 miles west of Sunderland city centre. The communication links are excellent with Wessington Way linking to both A19 and A1 which provide access to the wider North East conurbation. The property forms part of a busy mixed-use commercial area, where neighbouring occupiers include DFS, Premier Inn, and Mercedes, Volvo and Nissan car dealerships. The Nissan plant is situated ½ mile north west and approximately 1 mile east along Wessington Way is Hylton Riverside Retail Park.

Description

The property comprises a standalone Trade Counter/Retail Warehouse unit with a showroom to the front elevation with a warehouse to the rear. The unit is of steel portal frame construction with brick and block walls under an insulated pitched profile metal roof incorporating roof lights. Internally the unit benefits from concrete floors, strip lighting, gas fired space heaters, male and female toilets with a minimum eaves height of 5m in the warehouse and 3.3m in the showroom. Externally is a large loading/parking area with access via an eclectic sectional door.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Showroom	1713	159.14
Warehouse	4963	461.06
TOTAL GIA	6676	620.20

Tenure

A new FRI Lease is available at a commencing annual rental of **£50,000** for a term of years to be agreed. **The Freehold may also be available to purchase.**

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:

Retail Warehouse and Premises **£82,500**

The Uniform Business Rate for the Rates Year 2020/2021 is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

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

C3792

EPC

Energy Rating C

Joint Agent

Cushman Wakefield

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