

Sunderland: 0191 5658844
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For Sale (May Let*)

Industrial Premises

Unit 19 Hepworth Road
North Hylton Enterprise Park
Sunderland
SR5 3JT

- Modern industrial premises 2320 ft² (215.53 m²)
- Workshop 2320 ft² (215.53 m²) constructed 2006
- Close to Speedy Hire and Travis Perkins
- Immediate access to A1231 Wessington Way
- Good road links to A19 and Sunderland City Centre
- OIR £105,000 (Only £45.25 ft² capital value)

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

Location

North Hylton Enterprise Park was constructed in 2006 and runs parallel with Wessington Way (A1231) providing direct access to the A19 and in turn the A1M. The estate also provides excellent access to Sunderland city centre from both the north and south sides with the recent opening of the Northern Spire Bridge which is within very close proximity. Occupiers on the estate include Speedy Hire, Travis Perkins and PDSA amongst others.

Description

The property was constructed as part of a terrace of single storey industrial units circa 2006. The units have a good eaves height and are capable of taking a mezzanine store.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Warehouse/Offices NIA	2320	215.53
External		
Allocated and visitor parking to front.		

Tenure

We are advised the property is held Freehold subject to estate service charge provisions.

Asking Price

Offers in the region of **£105,000 (One hundred and five thousand pounds)** representing a low capital value if £45 per ft2.

Leasehold

Although our client's preference is to sell the property a new lease may be considered at a commencing annual rental of **£12,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis. **Please note vehicle related uses or fabrication etc will not be considered on a leasehold basis.**

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

We understand the property is not elected for VAT therefore the sale price and rents are not subject to VAT.

Rateable Value

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

Factory and Premises **£12,000**

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. 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 C3793 **EPC** Awaiting Information



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