



To Let

Retail Warehouse Premises

Chaffinch Retail Park
Castletown
Sunderland
SR5 3AH

- Retail warehouse with frontage to Wessington Way (A1231)
- Established retail, trade and motor dealership destination
- Potential for various uses Subject to Planning
- 39,822 ft² (3,699.55 m²)
- Excellent communication links

Location

Chaffinch Road Retail Park is located in a prominent position fronting Wessington Way, approximately 2.5 miles from Sunderland City Centre in an established retail destination.

Wessington Way is the main arterial route between Sunderland City Centre and A19 which in turn provides access to the regional and national Motorway network.

Hylton Riverside Retail Park lies to the south east with tenants including Aldi, B&M and Pets at Home. Immediately to the east of the site is an Evans Halshaw Renault dealership, KFC and McDonalds.

Description

The property comprises a retail warehouse unit of steel portal frame construction with brick and blockwork walls, under a pitched insulated roof with loading/warehouse area to the rear. The premises have a minimum eaves of 4.75m rising to 6.5m at the apex and ancillary office and WC accommodation are also provided.

Car parking is provided to the front of the unit with access via 2 loading doors in the eastern elevation.

Accommodation

The property briefly comprises as follows:-

39,822 ft² (3,699.55 m²)

Tenure

The property is available To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

On Application dependant upon use.

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 is **£302,500**. The Uniform Business Rate for the Rates Year 2021/2022 is 51.2p. 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

C3791

EPC

Energy Rating B 42

Joint Agent

Cushman Wakefield

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