

Sunderland: 0191 5658844
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Upon the Instructions of



For Sale

Leechmere Depot

5 Wellmere Road &
2 Claymere Road
Leechmere Industrial Estate
Sunderland
SR2 9TS

- Extensive depot premises
- Established industrial location
- Comprising 2 separate buildings with compound
- Can be sold separately if required
- Total site coverage circa 2.9 acres
- Ability Supplies, Screwfix and Howdens etc.

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

Location

Leechmere Depot is centrally situated within the established Leechmere Industrial Estate. Both Depot's share a large yard/compound with the entire site forming an L shape in the north eastern corner of the industrial estate just off Toll Bar Road approximately 2 miles to the South of Sunderland City Centre. The property is adjacent to Ability Supplies, Wearside Plumbing and BD Plastics and sits to the rear of the Asda Superstore. Occupiers represented nearby include Howdens, Screwfix, and Plumb Center.

Description

Leechmere Depot comprises Units BT94/1 & yard known as BT94/50 and Wellmere Depot comprises a similar detached light industrial unit with yard known as BT94/5. The properties would appear to have originally been constructed in the 1980's and purpose fitted as maintenance depots comprising a mix of office accommodation workshops and stores together with a large compound between the 2 Depots. Each unit has an average eaves height of **5.5m**.

Accommodation

	ft2	m2
Leechmere Depot		
Ground Floor GIA	15,511	1440.97
Mezzanine	3,953	367.23
Total	19464	1808.21
Useable Compound (BT94/50)	0.75 acres	
Car Park to Front	22 bays	
Site Area	2 acres	
Wellmere Depot		
Gross Internal Area	9890	918.78
Useable Compound	0.25 acres	
Car Park	8 bays	
Site Area	0.9 acres	

Tenure

Leechmere Depot is held on 2 long leases. **Unit 1 Claymere Road** is held for a term of 125 years from 19th June 1984 on Tenant FRI terms at a peppercorn with the attached compound held on a supplemental lease for a term to expire on the same date as the lease on Unit 1 on essentially the same terms. **Wellmere Depot** is held on a long lease for a term of 125 years from 26^h May 1992 on Tenant FRI terms at a peppercorn.

Asking Price

Our client's preferences is to sell the entire site and offers are invited in the region of **£1,070,000 (One million and seventy thousand pounds)** for the whole property. Alternatively our clients may consider splitting the depots as follows:-

Address	Asking Price
5 Wellmere Road	OIRO £345,000
1 Claymere Road	OIRO £725,000

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 (RV)

The Valuation Office has confirmed the entire property has a Rateable Value of **£99,000**. The Uniform Business Rate for the Rates Year 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 C3869.70

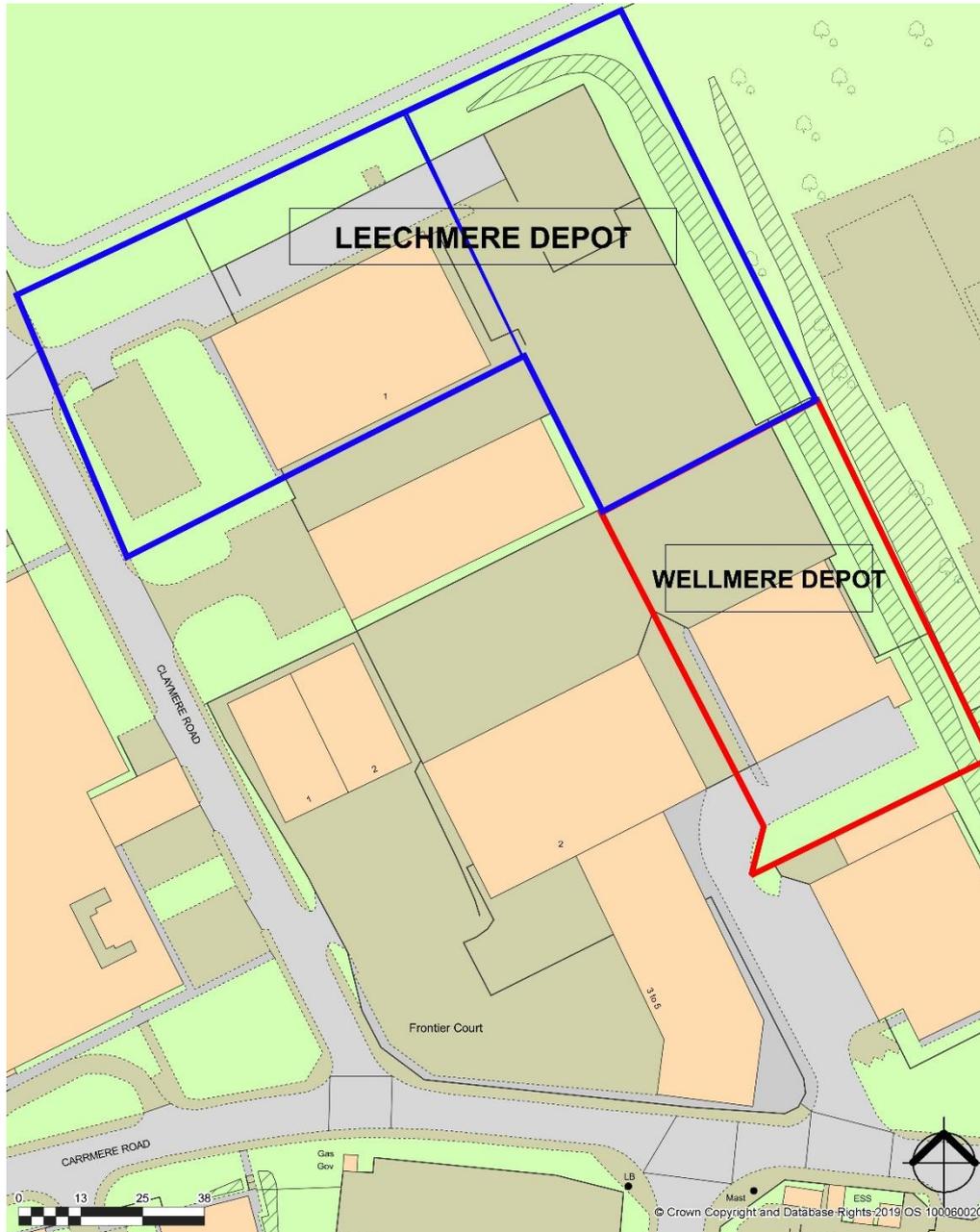
EPC

5 Wellmere Road Energy Rating D
1 Claymere Road Energy Rating E



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