



To Let

Retail Premises

Ground Floor
26 Hylton Road
Sunderland
SR4 7AA

- Compact retail premises
- Suburban location
- Close to Trimdon St (A1231)
- Sales shop 340 ft² (31.59 m²)
- Landlord to install new shop front and shutters
- **Rent £600 pcm plus Insurance**

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

Location

Hylton Road is a suburban shopping parade located on the immediate fringe of Sunderland City Centre close to its junction with Trimdon Street (A1231). Adjoining occupiers are mainly a mix of second-hand goods retailers with a number of local businesses including motor parts retailers, cafés and small used car showrooms.

Description

The property forms part of a 3-storey building, and the entire premises are presently undergoing refurbishment. Following refurbishment, the ground floor shop is available to let on a new lease and the landlord is to install a new high quality shop front with electrically operated roller shutters. **The residential accommodation on the upper floors has separate access and is therefore not included.**

Accommodation

The property briefly comprises as follows:-

		ft	m	ft2	m2
Ground Floor					
Sales Area	Max Internal Width	15'5"		4.69	
	Sales Depth	24'4"		7.42	
	Sales Area			340	31.59
Kitchen				29	
WC					

Tenure

A new Lease is available at a commencing annual rental of **£7,200 (£600 pcm)** for a term of years to be agreed (minimum **3** years) on Tenant Full Repairing and Insuring basis subject to **3** yearly Rent Reviews

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 rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£5,400**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

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 C4061

EPC Awaiting Information