



For Sale

Retail Premises

200-202 Hylton Road
Sunderland
SR4 7YB

- Refurbishment opportunity
- Comprising 2 adjacent suburban retail units
- Totalling 1461 ft² (135.73 m²)
- Public car park immediately adjacent
- Close to Sunderland Royal Hospital
- **Unconditional cash offers only**

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

Location

Hylton Road is a suburban shopping parade close to Sunderland Royal Hospital serving a densely populated residential area approximately 1.5 miles west of Sunderland city centre. There is a public car park immediately adjacent to the property.

Description

The end terraced property comprises 2 adjacent retail units which have been occupied as a hardware/DIY store for a number of years. No. 200 Hylton Road is of 2 storey brick and slate construction however the first floor is presently has ladder access only and is in poor condition. No. 202 Hylton Road has a small pitched slated roof to the front beyond which there is a flat roof built to full site depth. The property does not have any heating and requires refurbishment which is reflected in the asking price.

Accommodation

The property briefly comprises as follows:-

200 Hylton Road	ft2	m2
Ground Floor		
Sales/Store	592	55.00
First Floor	Ladder access only	

202 Hylton Road	ft2	m2
Ground Floor		
Sales/Store	869	80.73
TOTAL 200/202	1461	135.73

Tenure

We are advised the property is Freehold.

Asking Price

Offers invited in excess of **£50,000 (fifty thousand pounds)**. Due to the condition of the property our client will consider unconditional offers only which are non-finance dependant. **Proof of funds must be provided.**

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 Rateable Value is **£7,300**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p (RV under £51,000). 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 C4085 EPC Awaiting Information.



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