

Sunderland: 0191 5658844  
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# To Let

## Warehouse Premises

4 Rutland Street  
Millfield  
Sunderland  
SR4 6HX

- Warehouse premises suitable for storage
- Located just off Hylton Road
- Close to Sunderland Royal Hospital
- Fully refurbished to very good standard.
- Totalling 2065 ft<sup>2</sup> (191.84 m<sup>2</sup>) incl. office and stores
- Restriction against motor vehicle repairs etc

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW

Regulated by RICS

## Location

Rutland Street is located just off Hylton Road and is witing very close proximity to Sunderland Royal Hospital in the residential suburb of Millfield approximately 1.7 miles West of Sunderland city centre.

## Description

The premises are very well presented throughout having recently been redecorated and comprise open plan warehouse with office/boardroom, stores and kitchen and WC facilities. The workshop has a maximum eaves height of 3.88 m and is accessed via an electrically operated roller shutter door (height 3.39 m x width 6.06m). The landlords will not allow car repair related uses or any uses which may cause nuisance to the residential properties either side. **Please confirm proposed use of the premises before arranging a viewing.**

## Accommodation

The property briefly comprises as follows

	ft2	m2
<b>Ground Floor</b>		
Warehouse	1634	151.80
Office	150	13.94
Stores	300	27.87
Kitchen	64	5.95
<b>TOTAL</b>	<b>2065</b>	<b>191.84</b>

## Tenure

A new Lease is available at a commencing annual rental of **£12,500** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly rent reviews. **A rental bond may be required subject to status.**

## 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

The rent is not subject to VAT

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£8,500**. The Uniform Business Rate for the Rates Year 2022/2023 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** C4033

**EPC** Energy Rating D



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