



To Let

Workshop Premises

Unit E Back Cooper Street
Roker
Sunderland
SR6 0NF

- Garage Workshop premises
- Formerly occupied for vehicle repairs
- Workshop 1063 ft² (98.75 m²) with WC
- Within residential area
- Located off Harbour View/Roker Avenue
- 3 Phase electricity supply

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

Location

The unit forms part of a complex of industrial workshop units located within a residential area just off Harbour View and Roker Avenue.

Description

The property is of single storey construction and has been occupied as a vehicle repair workshop for a number of years. It comprises workshop with WC to the rear. The workshop has a 3-phase electricity supply and a minimum eaves height of 3.35 m and a maximum of 6.4 m. The access door is electrically operated and has a width of 2.3m and a height of 2.84m. The unit also benefits from a separate pedestrian access door.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Workshop and WC	1063	98.75

Tenure

A new Lease is available at a commencing annual rental of **£7,800** for a term of years to be agreed (minimum **3** years) on tenant full repairing terms. The rent is payable monthly in advance at a rate of **£650 per month** inclusive of buildings insurance.

Rental Bond

One-month rental bond is required (**£650**) which will be held by the landlord for the duration of the term.

Lease Agreement Fee

An administration charge of **£375** will be payable to the landlord in respect of the rental agreement which will be prepared by the landlord.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

We are advised the rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£4,350**. 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

C4119

EPC

Energy Rating E



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