



To Let

By way of assignment

Units 1 & 2

Inkerman Street Trade Centre

Sunderland

SR5 2BN

- Workshop/Trade Counter Premises
- GIA 4612 ft² (428.45 m²) plus mezzanines
- Prominent corner position within trade park
- Immediate access to A1231 and A19
- Opposite Halfords Autocentre
- Screwfix, National Plastics, and Plumbase nearby

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

Location

Inkerman Street Trade Centre is prominently situated on the north bank of the River Wear adjacent to the Queen Alexandra Bridge providing direct access to the A1231 and in turn the A19. Established occupiers on the trade park include Halfords Autocentre, Plumbase, Screwfix, Sally Beauty, National Plastics, Benchmarx, Dulux, Magnet and Jewson.

Description

The premises comprise 2 end terraced interconnected workshop units previously occupied as a tyre and exhaust centre with vehicular access from each elevation. There are 3 fitting bays to the side elevation.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Workshop and premises GIA	4612	428.45
First Floor		
Mezzanine Offices	571	53.05
Mezzanine Stores	956	88.81

Tenure

The property is available by way of assignment of the current lease which is held for a term of 15 years from 1st February 2013 (expiring 31st January 2028) on an effective FRI basis at an annual rental of **£31,500**. The lease is subject to 5 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

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£31,500**. 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.

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

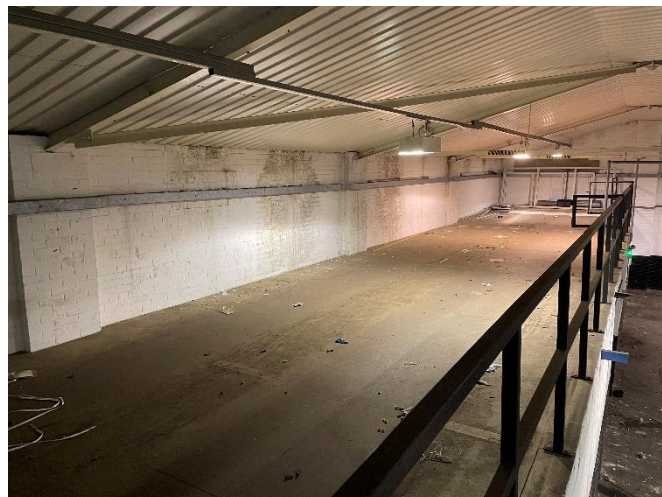
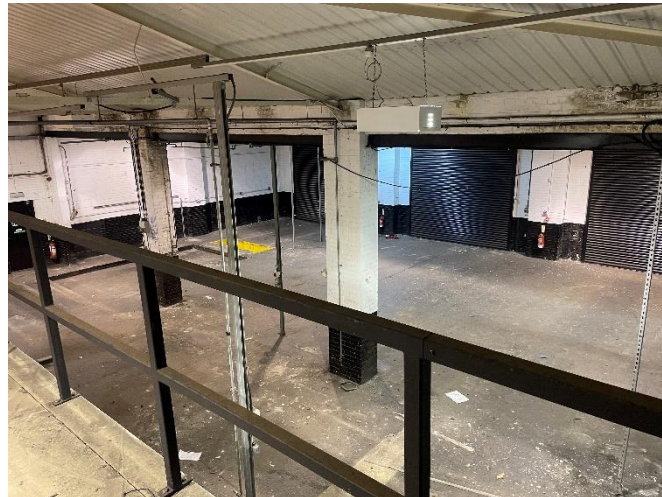
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4122

EPC

Energy Rating D



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.