



For Sale

Car Repair/Workshop

19-21 Back Hylton Road
Sunderland
SR4 7AH

- Vacant former car repair workshop premises
- Comprising freehold property with 2 separate entrances
- Arranged over 2 floors
- Workshops and storage totalling **4852 ft² (450.75 m²)**
- Close to Trimdon Street Retail Park/B&Q
- Suit owner occupier/investor

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

Location

The property is located to the rear of Hylton Road on the immediate fringe of Sunderland city centre close to the new multi-storey car park, Curry's/PC World, JD Gyms, Halfords and B&Q.

Description

The building is arranged over 2 floors having been occupied as a car repair workshop for a number of years. The present layout provides for 2 separate workshop units with a large store at first floor level extending over both workshops.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Workshop 1	1309	121.61
Workshop 2	1378	128.02
First Floor		
Storage	2165	201.13
TOTAL	4852	450.75

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£125,000 (one hundred and twenty five thousand pounds)**.

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 are advised by the vendor that the property is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£6,200**. The Uniform Business Rate for the Rates Year 2023/2024 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

C4154

EPC

Awaiting Information



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