



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

Figures quoted exclude VAT where chargeable.

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



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.