

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Workshop Premises

Unit C Back Cooper Street

Roker

Sunderland

SR6 0NF

- Garage Workshop premises within residential area
- With established car repair use
- Workshop/office totalling **1244 ft² (115.57m²)**
- First floor mezzanine **342ft² (31.77m²)**
- Located off Harbour View/Roker Avenue
- Rent **£825 pcm**

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

Location

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

Description

Prominently located within the complex being highly visible benefitting from a corner position. The unit has been occupied as a vehicle repair workshop for a number of years and is arranged over ground floor with mezzanine storage at first floor.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR		
Workshop/Office	1244	115.57
WC		
FIRST FLOOR		
Mezzanine store	342	31.77

Tenure

A new Lease is available at a commencing annual rental of **£9,900 (£825 pcm)** for a term of years to be agreed (minimum **3** years) subject to **3** yearly Rent Reviews. The tenant is responsible for internal repairs and internal and external decoration. The landlord is responsible for structural repairs. The landlord will redecorate the exterior of the property prior to the tenant taking up occupation.

Rental Bond

One-month rental bond is required which will be held by the landlord for the duration of the term.

Lease Agreement Fee

An administration charge of **£450** will be payable to the landlord in respect of the rental agreement which will be prepared by the landlord.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction if applicable.

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 current Rateable Value is **£4,950**. 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

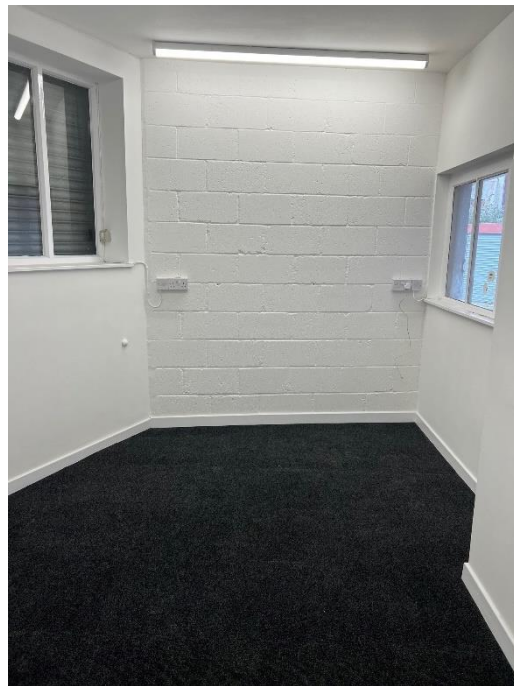
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4167

EPC

Energy Rating 74/C



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