

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



For Sale/To Let

Former Medical Centre

74-75 Toward Road
Sunderland
SR2 8JG

- Purpose built former medical centre
- Constructed 1994
- Arranged over 2 floors totalling 3835 ft² (356 m²)
- Secure site with 15/16 parking spaces
- Close to Vilette Road shopping parade
- Suit variety of uses

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

Location

Toward Road is located just off Villette Road serving a densely populated residential area approximately 1 mile south of Sunderland city centre to the south of Sunderland City Centre. The Villette Road local shopping parade is within immediate walking distance. Good regional access is provided via Ryhope Road and the A1018 Southern Radial Route which are both within very close proximity.

Description

The property comprises a purpose built medical centre constructed in 1994 arranged over ground and first floors situated on a secure site having a private block paved car park immediately to the front. The property is shown for identification purposes on the attached plan.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Surgery and Premises	2874	266.99
First Floor	509	47.29
Offices and premises	961	89.28
TOTAL	3835	356.27
Externally		
Car parking for approximately 15-16 cars.		
Site Area	Approx. 0.2 acres	

Tenure

We are advised the property is held Freehold.

Asking Price

Offers in the region of **£225,000 (two hundred and twenty five thousand pounds)**.

Leasehold

Alternatively a new Lease is available at a commencing annual rental of **£20,000** for a term of years to be agreed (minimum **5** years) on a tenant FRI basis subject to **3** 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

The property is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£14,000**. 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.

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

C4199

EPC

Energy Rating 67/C

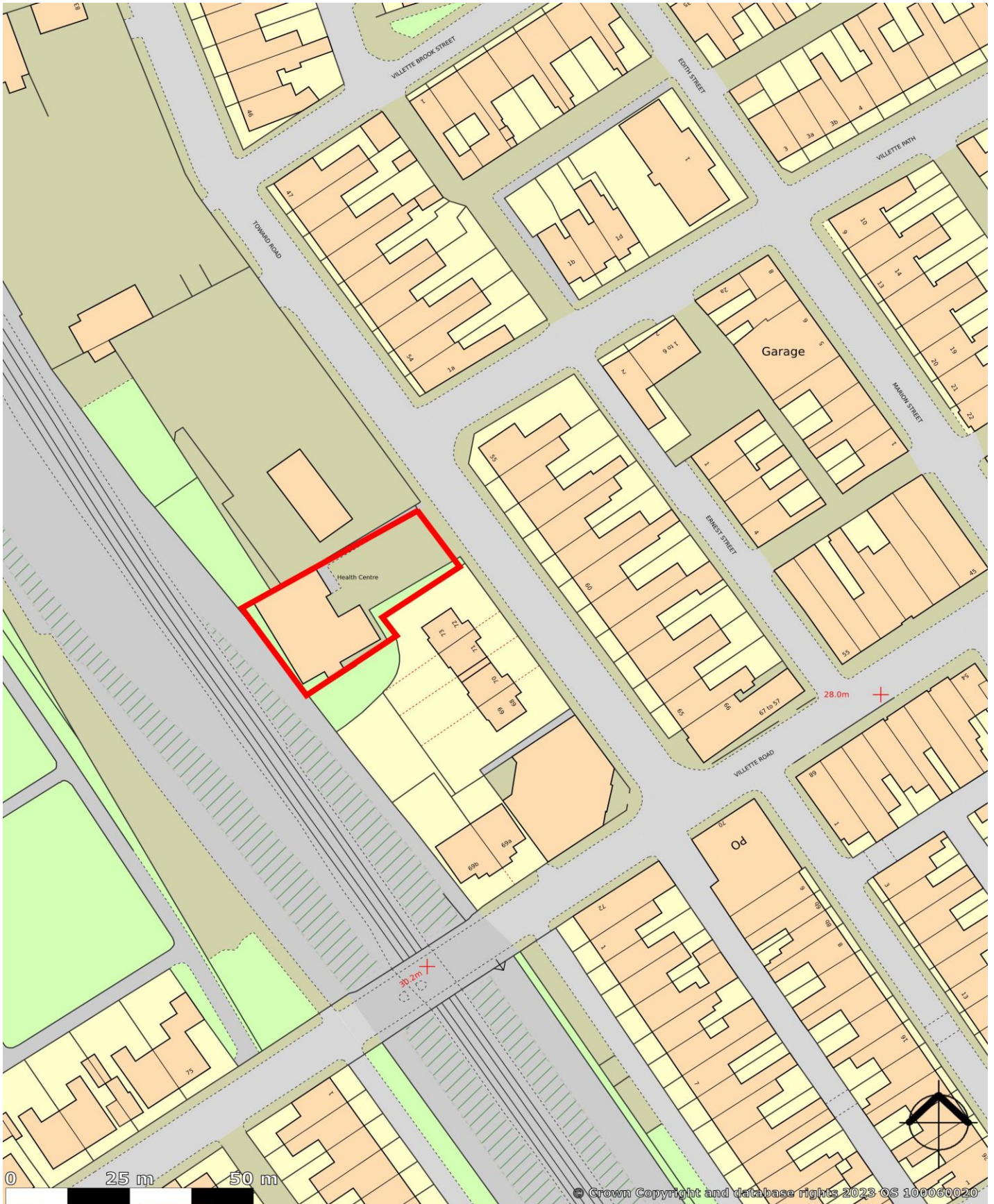
Joint Agent

Michael Hodgson
0191 5657000



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