

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



# To Let

# **Workshop Premises**

Unit D Back Cooper Street Roker Sunderland SR6 ONF

- Garage Workshop premises
- Formerly occupied for vehicle repairs
- Totalling 1003 ft2 (93.18 m2)
- Workshop 771 ft2 (71.63 m2) plus store/WC
- Located just off Harbour View
- · Within residential area

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





#### Location

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

## **Description**

The property is of single storey construction and has been occupied as a vehicle repair workshop for a number of years. It comprises workshop with office/store and WC to the rear.

The workshop has a 3 phase electricity supply and an average eaves height of 3.58m. Access is provided via an electrically operated roller shutter door having a 2.77 m width and a height of 2.82 m.

#### Accommodation

The property briefly comprises as follows:-

	ft2	m2
Workshop and WC	771	71.63
Office/Store	232	21.55
WC		
TOTAL	1003	93.18

### **Tenure**

A new Lease is available at a commencing annual rental of £8,400 for a term of years to be agreed (minimum 3 years) on tenant full repairing terms. The rent is payable monthly in advance at a rate of £700 per month inclusive of buildings insurance.

#### **Rental Bond**

One-month rental bond is required **(£700)** which will be held by the landlord for the duration of the term.

#### **Lease Agreement Fee**

An administration charge of £350 will be payable to the landlord in respect of the rental agreement which will be prepared by the landlord.

#### **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 Rateable Value is £3,750. The Uniform Business Rate for the Rates Year 2025/2026 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

C4299

#### **EPC**

Energy Rating 95/D

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