

Sunderland: 0191 5658844 www.lofthouseandpartners.co.uk



# For Sale

# Retail Shop with Garage

16 Hylton Road Sunderland SR4 7AA

- Suburban retail premises
- With separate rear workshop
- Sales area and ancillary 559 ft2 (51.93 m2)
- Rear workshop/store 616 ft2 (57.22 m2)
- Suit owner occupier/Investor
- Upper floors not included

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





#### Location

The property is situated on the north side of Hylton Road in a block of commercial property between close to Trimdon Street (A1231) Eastern ring road in the Millfield area of Sunderland. To the east of the parade lies the new Riverside muti storey car park, Curry's PC world, JD Gym, Halfords, B&Q and the new NHS eye hospital (currently under construction).

# **Description**

The premises are arranged over ground floor only comprising sales shop with ancillary accommodation and lock up garage/workshop to the rear. The workshop has direct access from the rear lane and could therefore be occupied separately. The self-contained upper floors are in residential use and were sold off some years ago and are therefore not included in the sale.

# **Accommodation**

The property briefly comprises as follows:-

<b>Ground Floor</b>		ft	m	ft2	m2
Sales	Internal	15'4"	4.69		
Area	Width				
	Sales Depth	28'6"	8.71		
	Sales Area			394	36.60
Ancillary/Stores			292	27.12	
Garage/Workshop				616	57.22

#### **Tenure**

We are advised the property is Freehold.

## **Asking Price**

Offers in the region of £69,500 (sixty nine thousand five hundred pounds).

#### VAT

We understand the property is non-VAT elected.

#### 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

# Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is £5,200. 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

C4322

#### **FPC**

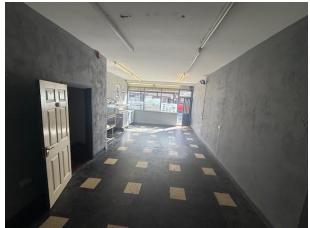
Energy Rating 99/D

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