



# For Sale

## Retail Shop with Garage

16 Hylton Road  
Sunderland  
SR4 7AA

- Suburban retail premises
- With separate rear workshop
- Sales area and ancillary **559 ft<sup>2</sup> (51.93 m<sup>2</sup>)**
- Rear workshop/store **616 ft<sup>2</sup> (57.22 m<sup>2</sup>)**
- 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 multi 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:-

Ground Floor		ft	m	ft2	m2
Sales Area	Internal Width	15'4"	4.69		
	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 **£5,400**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. 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

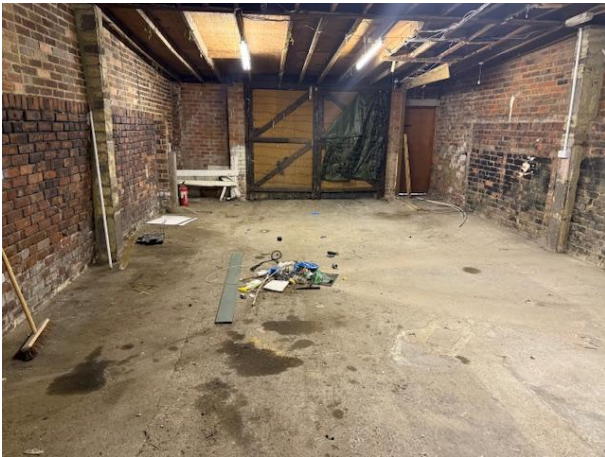
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C4322

### EPC

Energy Rating 99/D



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