



For Sale/To Let

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)**
- Close to city centre
- **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)**.

Leasehold

Alternatively a new Lease is available at a rental of £7,800 pax (**£650 pcm**) for a term of years to be agreed (minimum 5 years) on a full repairing and insuring basis.

Rental Deposit

A rental deposit will be required subject to status.

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



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4329964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.