

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



For Sale

Retail Premises

31 Hylton Road
Sunderland
SR4 7AF

- Well-presented suburban retail premises
- Close to Trimdon St and Riverside multi-storey
- Sales area and ancillary totalling **884 ft² (82 m²)**
- Separate rear access
- 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 south side of Hylton Road in a block of commercial property between Queensbury Street and the 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 and scheduled to open in 2026.

Description

The premises are arranged over ground floor only comprising well-presented sales shop together with stores/ancillary to the rear with access via a roller shutter to the rear lane. The flat roof the rear of the property was recovered in 2025. **The first and second floor parts are in separate ownership and therefore excluded from the sale.**

Accommodation

The property briefly comprises as follows:-

GROUND FLOOR		ft	m	ft2	m2
Sales Area	Internal Width	14'7"	4.45		
	Sales Depth	28'3"	6.17		
	Sales Area			357	33.17
Rear sales				267	24.80
Store/Garage/Kitchen area				260	24.15
WC					

Tenure

We are advised the property is Freehold.

Asking Price

Offers invited in the region of **£60,000 (sixty thousand pounds)**

VAT

The property is not elected for VAT.

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 **£3,750**. 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 C4337 **EPC** Energy Rating 86/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.