



For Sale

Workshop/Industrial Investment

Hadrian Street
Millfield
Sunderland
SR4 6EL

- Income producing mixed investment
- Comprising workshops/offices & 2 residential units
- Current gross income **£51,584 pa (£35,674 net)***
- Historic rents with scope to increase
- 2 units vacant – potential to increase income
- **Gross yield 12.9% - Net Yield 8.92%**

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

Location

Hadrian Street is located Just off Hylton Road and accessed via Close Street, a well populated residential suburb approximately 1.7 miles west of Sunderland city centre. The site is immediately adjacent to the Metro line and close to St Marks Metro Station.

Description

The site comprises a number of single and 2 storey commercial (**shaded green**) and residential (**blue**) properties centred around a surfaced and secure yard.

Accommodation

The total site area of the land and buildings is **circa 0.35 acres**, and the main Workshop/Yard is accessed via Back Close Street. The 2 residential dwellings and 2 of the workshops are accessed via Hadrian Street.

Background Summary

The property has remained in the same ownership for a number of years and is offered for sale as an income producing investment subject to a number of longstanding agreements the majority of which are verbal with the exception of the 2 residential parts which are subject to Assured Shorthold Tenancies.

Tenure

The property is held Freehold under **Title Number DU19287** and is to be sold subject to the tenancies outlined on **Page 3**.

Asking Price/VAT

Offers in the region of **£400,000 (four hundred thousand pounds)**. We are advised the property is not subject to VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Strictly by prior appointment. The tenants should not be approached directly. 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 **£14,250**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p If necessary, a written request should be made to the Local Authority for confirmation. The residential properties known as numbers **9 & 9a Hadrian Street** are assessed under **Council Tax Band A**.

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 C4333 **EPC** Awaited

Unit	Description	Rent PW	Per annum
1	Car Repairs	£115	£5,980
2	Downstairs Storage	£30	£1,560
3	Upstairs Office	VACANT	VACANT
4	Vehicle Recovery	£110	£5,720
5/6	Streamline Body repairs	£130	£6,760
7	Car Repairs	£80	£4,160
8	Car Repairs	£80	£4,160
9	Car Repairs	£60	£3,120
10	Storage	VACANT	VACANT
11	Storage	£25.00	£1,300
12	Car repairs	£115	£5,980
13	3 bed residential property with gas central heating	£117	£6,084
14	2 bed residential with gas with gas central heating	£130	£6,760
Current Total Gross Income			£51,584

We are advised by the vendors that the following costs are applicable which are not recovered from the tenants.

Business Rates (Commercial Parts)

£1,039.58 pa

Or £86.63 x 12 (p.m.)

Council tax (Residential Parts)

1. No 9 - £1045.96 p.a. or £87.46 x 12

2. No9A - £1045.96 p.a or £87.46 x 12

Electricity – British Gas

Metered and paid monthly

Sep 24 - Oct 25

£11017.64 per above dates

Average of £918.14 p.m

Water

Wave

Metered/pay quarterly for sewerage and water for whole of yard and cottages

Sep 24 - Aug 25

Total - £1492.48 per above dates

Average of £124.37 p. m.

Northumbrian Water

Waste water only - unmetered/ based on rateable value

Paid up to next bill which will be calculated end Feb 26

1. No 9 - £133.96 p.a.

2. No 9A - £133.96 p.a.

Would be £11.16 each per month

Gas

1. The 2 cottages each have prepaid meters

2. The units do not have gas feeds

Building Insurance*

We are advised the buildings do not currently have cover in place.

		3 Upstairs Office Space			
		2 Downstairs Garage		4	5
1				6	
				7	
				8	
				9	
		12			
14 Domestic - 2 Bed 2 Stry		13 Domestic - 3 Bed 2 Stry		11 Access on Hadrian St	10 Access on Hadrian St

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