

Sunderland: 0191 5658844
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To Let

Secure Lock up with Car Park

Rutland Street
Sunderland
SR4 6HX

- **Secure** site totalling **0.1 acres**
- Fully **surfaced** and **fenced**
- Parking for approximately **15-20 vehicles**
- Secure lock up with WC totalling **336 ft² (31 m²)**
- Close to **Sunderland Royal Hospital**
- May suit uses including vehicle sales STP

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

Location

Rutland Street is located withing the Millfield area of Sunderland and lies approximately 1.5 miles west of the city centre. The site is accessed from Hylton Road and sits within very close proximity of Sunderland Royal Hospital.

Description

The site extends to approximately 0.1 acres and comprises a surfaced and fenced secure car parking area for approximately 15-20 vehicles. In addition there is a small single storey lock-up/store with WC and could be converted to a sales office. The site may be suitable for car sales subject to obtaining any necessary planning consents.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Lock Up	336	31.21
Secure Yard/Car Parking for 15-20 vehicles	4067	377.82

Tenure

A new Lease is available at a commencing annual rental of **£15,600** for a term of years to be agreed (minimum **3** years) on an tenant fully repairing and insuring basis subject to **3** yearly Rent Reviews.

Rental Bond

A rental bond equivalent to 1 months' rent will be required, which will be held by the landlord for the duration of the term.

VAT

We are advised the property is not subject to VAT.

Lease Agreement Fee

An administration charge of **£550** will be payable to the landlord in respect of the rental agreement prepared by the landlord.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

To be re-assessed.

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

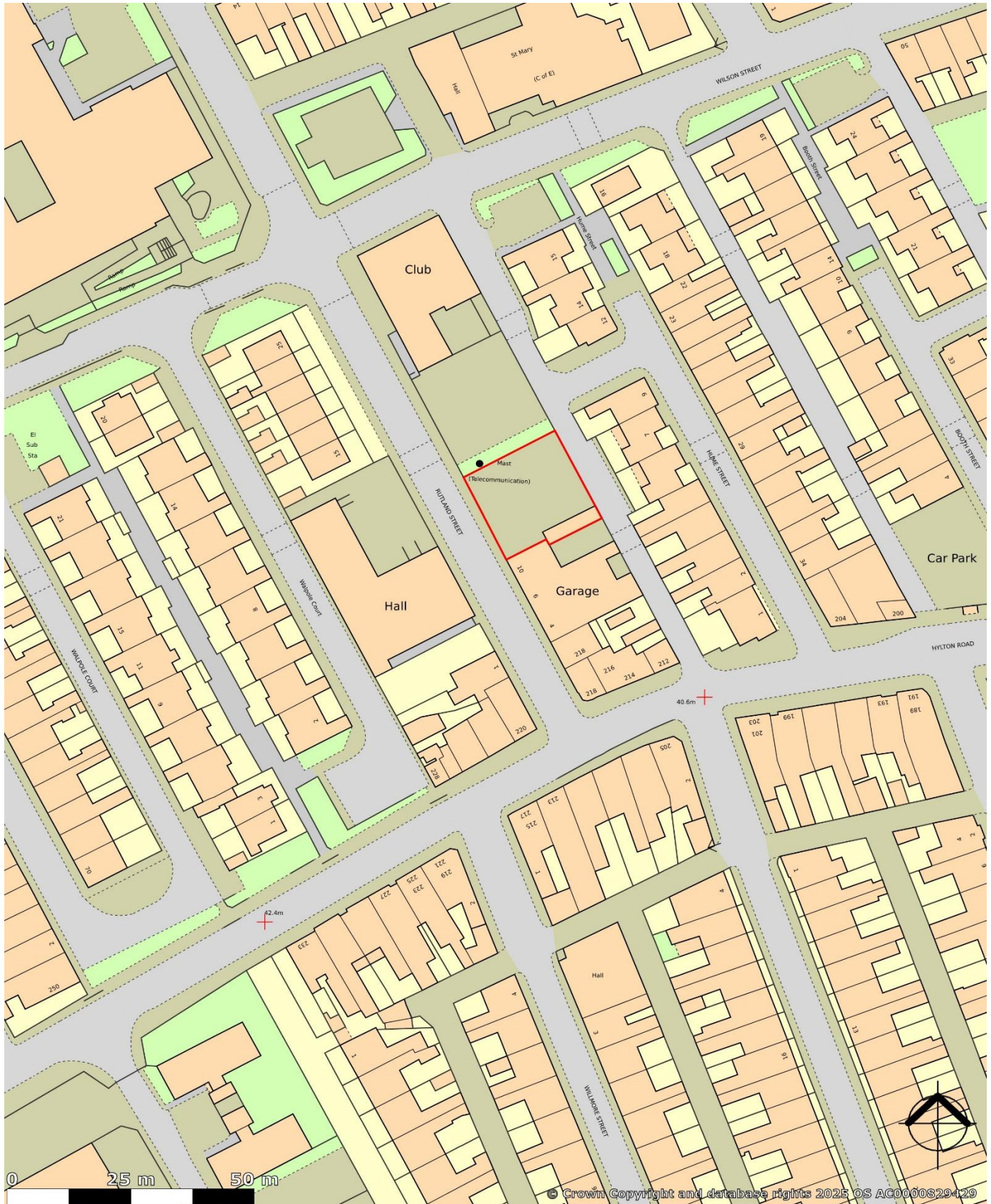
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4340

EPC

Awaiting information.



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