

Sunderland: 0191 5658844
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To Let

Warehouse/Trade Counter

5/6 Addison Street
Hendon
Sunderland
SR2 8BL

- Prominent Factory Premises
- Established Trade Counter Location
- Ad. to Bathroom Cladding Store & Johnstone's Paints
- GIA **5856 ft2 (544.02 m2)**
- Shared secure compound
- Excellent access to city centre and A19

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

Location

Addison Street is located on Commercial Road immediately opposite Booker Cash and Carry on the busy southern radial route leading into Sunderland City Centre from the south and linking up with the A19 which is less than 10 minutes drivetime. Nearby occupiers include **Bathroom Cladding Store, Johnson's Paints, Huws Grey and James Burrell.**

Description

The unit has access from a shared secure compound and comprises warehouse and offices on the ground floor with two private offices on the first floor.

The warehouse has a minimum eaves height of **5.18 m** increasing to **5.31m** at the ridge.

Access is provided via a single roller shutter door **3.94m** width x **4.5m** high

There will be a restriction against the use of the premises for motor trade, metal fabrication and similar uses.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Warehouse		
Gross Internal Area	5856	544.02

Tenure

A new Lease is available at a commencing annual rental of **£35,136 plus VAT** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to **3** yearly Rent Reviews.

VAT

The rent is subject to 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 **£17,000**. 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.

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

C4346

EPC

Energy Rating 70/C



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