

Sunderland: 0191 5658844  
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## To Let

### Refurbished Office/Retail

Unit 2 Havelock Civic Buildings  
Hylton Road  
Sunderland  
SR4 8AH

- Fully refurbished office/retail suite
- **1238 ft<sup>2</sup> (115.01 m<sup>2</sup>)**
- 3 Allocated **car parking spaces**
- Close to A19 and city centre
- May suit semi retail including Hair/Beauty etc.
- Immediately available

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

### Location

Havelock Civic Building is situated just off Hylton Road approximately 1.5 miles to the east of Sunderland providing excellent access to the city centre and also the A19 which lies 1.5 miles to the southwest. The north of the city is also accessible via the Northern Spire Bridge.

### Description

Modern self-contained ground floor retail office/unit with car parking which has recently been the subject of major refurbishment. The suite has the benefit of a new gas central heating system with a new combination boiler.

### Accommodation/Rents

Ground Floor	ft2	m2
Office/Retail	1238	115.01
<b>Externally</b>		
3 allocated parking spaces.		

### Tenure

A new lease is available for a minimum term of **3 years** at an annual rental of **£8,400 (£700 pcm)** payable monthly in advance. The tenant is responsible for internal repairs and decoration plus buildings insurance based on a proportionate basis. We are advised the premium for the current year is **£134.26** subject to annual review. The unit has a separate utility meter, and tenant will be responsible for their own contracts in this regard. Rent is subject to 3 yearly inflationary increase.

### Lease Admin Cost

An administration charge of £350 will be payable to the landlord in respect of the rental agreement prepared by the landlord providing their standard lease is used. Otherwise each party will be liable for their own legal fees.

### Rental Bond

One month rental bond will be required, which will be held by the landlord for the duration of the term.

### VAT

The rents are not subject to VAT.

### Viewing

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

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

### Rateable Value (RV)

An application has been submitted for reassessment following subdivision. **We anticipate most if not all suites will qualify for 100% small business rate relief subject to status. TBC**

### 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

C4355/2

### EPC

Energy Rating 65/C



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