



To Let

Refurbished Office/Retail

Unit 4 Havelock Civic Buildings
Hylton Road
Sunderland
SR4 8AH

- Fully refurbished office/retail suite
- **1259 ft² (116.96 m²)**
- 4 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 an air source heat pump with radiators.

Accommodation/Rents

Ground Floor	ft2	m2
Office/Retail	2820	261.98
Externally		
4 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 **£136.59** 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

C4355/4

EPC

Energy Rating 65/C



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © 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.

