

Sunderland: 0191 5658844
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To Let

Workshop Premises

Unit A Back Cooper Street
Sunderland
SR6 0NF

- Workshop/Warehouse premises
- Totalling **1153 ft2 (107 m2)**
- Located within residential area
- Electric shutter
- **3 phase electricity supply**
- Suitable for **motor vehicle repairs**

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

Location

The unit forms part of a small complex of industrial workshops located within a residential area between Roker Avenue and Givens Street.

Description

The property is of single storey construction and benefits from the following

- 3 phase electricity supply
- Electric shutter 14ft width (4.27m) x 11ft height (3.35m)
- Min eaves height 10'11" (3.33m)
- Max eaves height 15'11" (4.85m)

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Workshop	1153	107.11

Tenure

A new Lease is available at a rental of **£10,380 per annum** for a term of years to be agreed for a minimum of **3** years. The rent is payable monthly in advance at a rate of **£865 pcm per month** plus buildings insurance. The tenant is responsible for all repairs including roller shutters and internal and external decoration. The landlord is responsible for maintenance of the roof.

Rental Bond

One-month rental bond is required (**£865**) which will be held by the landlord for the duration of the term.

Costs/Lease Agreement Fee

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

VAT

We are advised the rent is not subject to VAT.

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 **£4,950**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2 p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

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

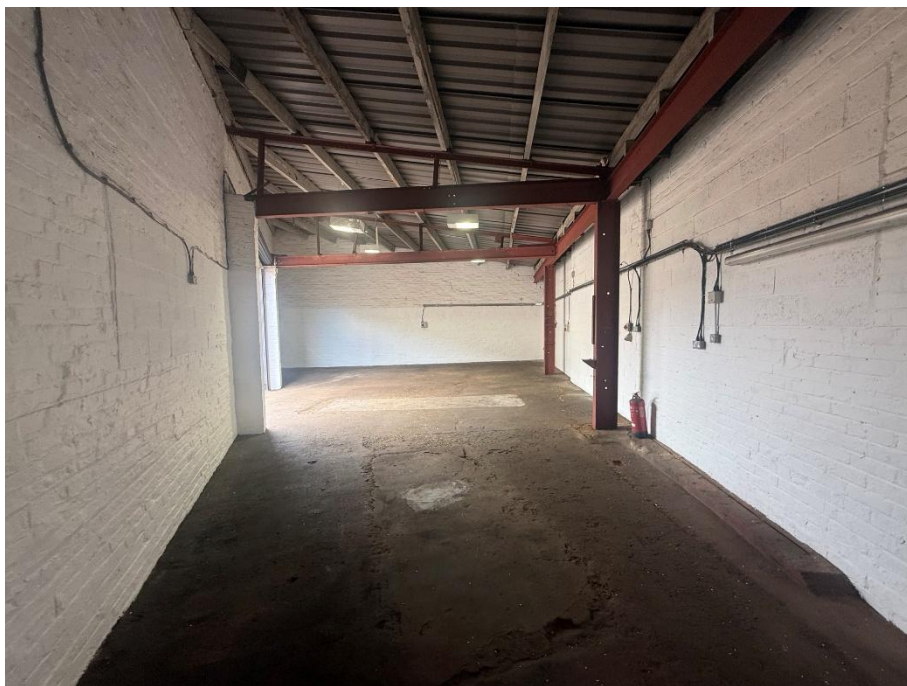
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4374

EPC

Energy Rating 80/D



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