



Industrial/Warehouse Premises

13,693 ft² (1,276.16 m²)

- Prominent workshop
- 1 mile from Sunderland City Centre
- Excellent transport links to A19 and beyond

For further information please contact:

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FOR SALE

Hendon Road, Hendon, Sunderland, SR1
2JD

Situation

The subject property is located in the suburb of Hendon on Hendon Road approximately 1 mile east of Sunderland City Centre. Hendon Road is the principal thoroughfare of Hendon and links with the A1018 Ryhope Road to the south and Wearmouth Bridge to the north. The A1231 and A19 are a short distance away meaning transport links are excellent.

Description

The property comprises a vehicle repair workshop of a rectangular shape of steel frame construction with brick elevations under a steel truss roof incorporating a northern roof light structure. To the side there is a two-storey office and workshop bays which includes a reception area, cellular offices where above there are further cellular rooms and storage.

The workshop provides a minimum eaves height of approximately 3m and is heated by way of gas blower heaters, there is sodium lighting and there is access by two electrically operated loading doors. The office and amenity area floors have a lino base covering and are heated by gas central heating with recessed lighting.

Externally the property has an enclosed extensive yard and car parking area.

Accommodation

We have calculated the following approximate gross internal area in accordance with the RICS code of measuring practice (6th edition):

	M ²	Ft ²
Ground Floor Office	164.06	1,766
First Floor Office	206.08	2,218
Workshop	902.02	9,709
Total GIA	1,272.16	13,693

Price

£520,000 exclusive.

Tenure

Freehold.

Services

We understand that all mains services are connected to the property. Interested parties are advised to satisfy themselves in this respect.

Rateable Value

Interested parties are advised to contact Sunderland City Council.

EPC

An EPC is available upon request.

Legal Costs

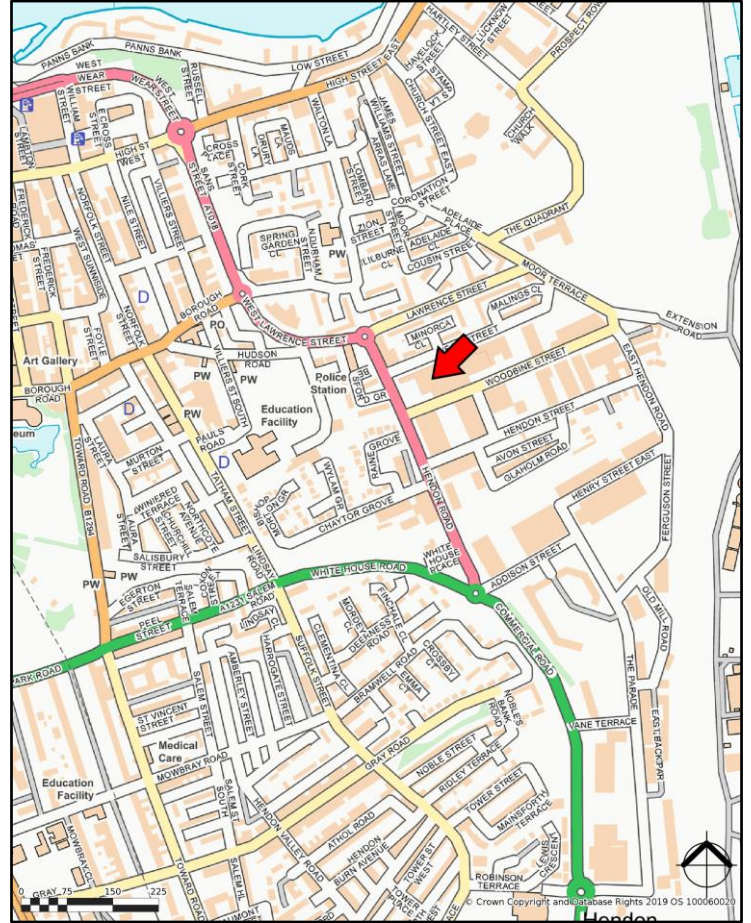
Both parties will be responsible for their own legal and professional costs in the transaction.

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Money Laundering

As part of money laundering regulations we will require two forms of identification from the purchaser.



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