

TO LET (MAY SELL)

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# UNIT 1A HYLTON GRANGE

Wessington Way, Sunderland SR5 3HR



## Key Highlights

- Trade counter / retail warehouse unit
- 620.26 sqm (6,676 sq ft)
- Open A1 (non food) consent
- Prominent location
- Excellent communication links
- Showroom and warehouse
- Potential for alternative uses subject to planning

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## Location

The unit is situated in a prominent position fronting Wessington Way (A1231) approximately 3 miles west of Sunderland city centre.

The communication links are excellent with Wessington Way linking to both A19 and A1 which provide access to the wider North East conurbation.

The property forms part of a busy mixed use commercial area, where neighbouring occupiers include DFS, Premier Inn, and Mercedes, Volvo and Nissan car dealerships.

The Nissan plant is situated ½ mile north west and approximately 1 mile east along Wessington Way is Hylton Riverside Retail Park.

## Description

The property comprises a standalone Trade Counter/Retail Warehouse unit with a showroom to the front elevation with a warehouse to the rear.

The unit is of steel portal frame construction with brick and block walls under an insulated pitched profile metal roof incorporating roof lights.

Internally the unit benefits from concrete floors, strip lighting, gas fired space heaters, male and female toilets with a minimum eaves height of 5m in the warehouse and 3.3m in the showroom.

Externally is a large loading/parking area with access via an eclectic sectional door.

## Accommodation

The property comprises the following approximate gross internal areas (GIA):

	sq m	sq ft
Showroom	159.18	1,713
Warehouse	461.08	4,963
<b>Total GIA</b>	<b>620.26</b>	<b>6,676</b>

## Services

We understand the unit benefits from all mains services however we recommend all interested parties make their own enquiries in this regard.

## Asking Terms

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

The freehold may also be available to purchase.

## Rent

Offers in the region of £50,000 per annum exclusive

## Price

On application

## Planning

The property currently benefits from planning consent for A1 (non food) retail.

Other uses may be suitable, subject to planning

## Rateable Value

The unit is in the 2017 Rating List as follows:

Retail Warehouse and Premises - £82,500

Interested parties are advised to contact the local rating authority for further information.

## Energy Performance Certificate (EPC)

The unit has a Energy Performance Rating of C(58).

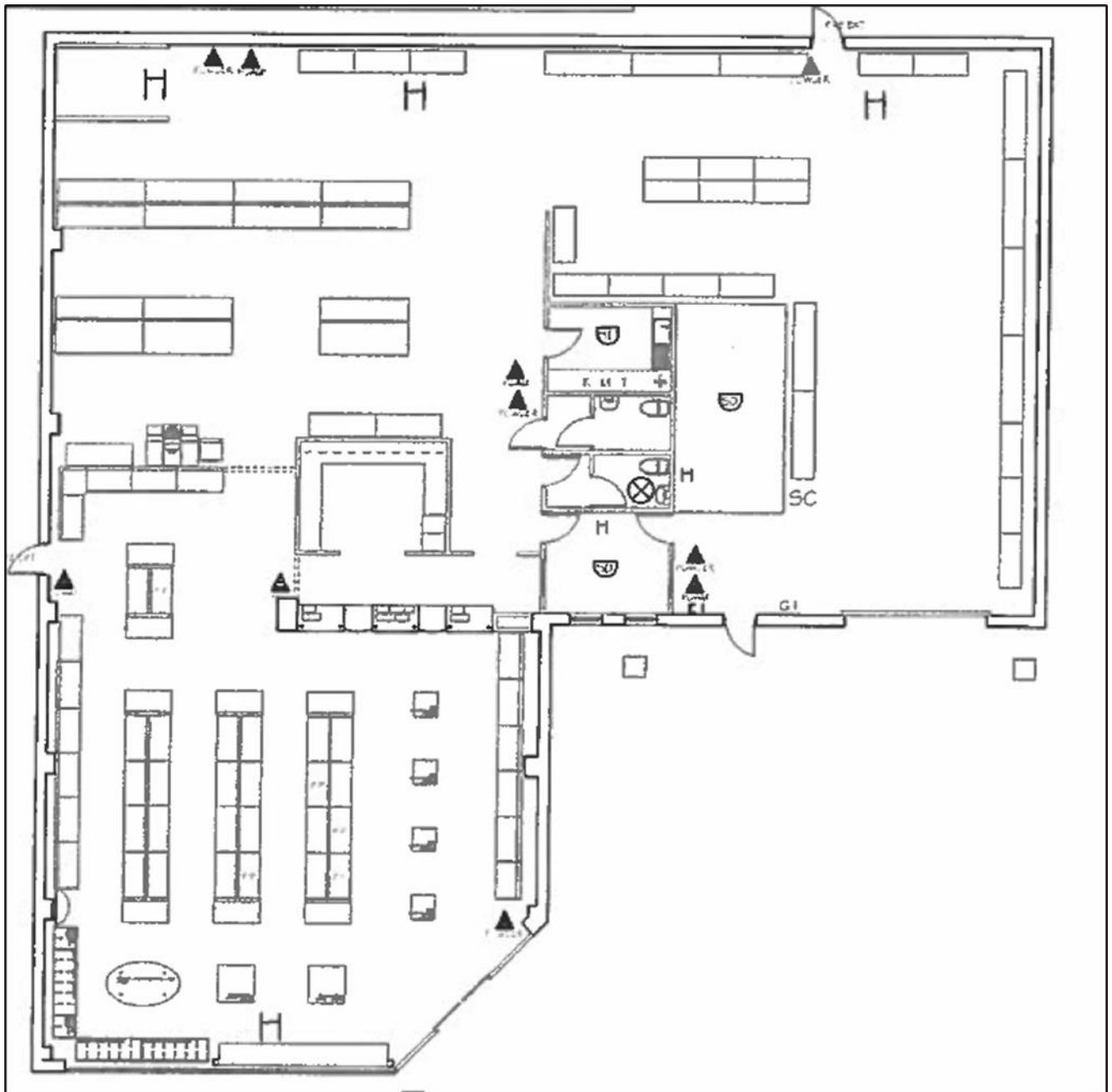
A full copy of the EPC is available on request.

## Legal Costs

Each party is responsible for their own legal costs incurred in the transaction

## VAT

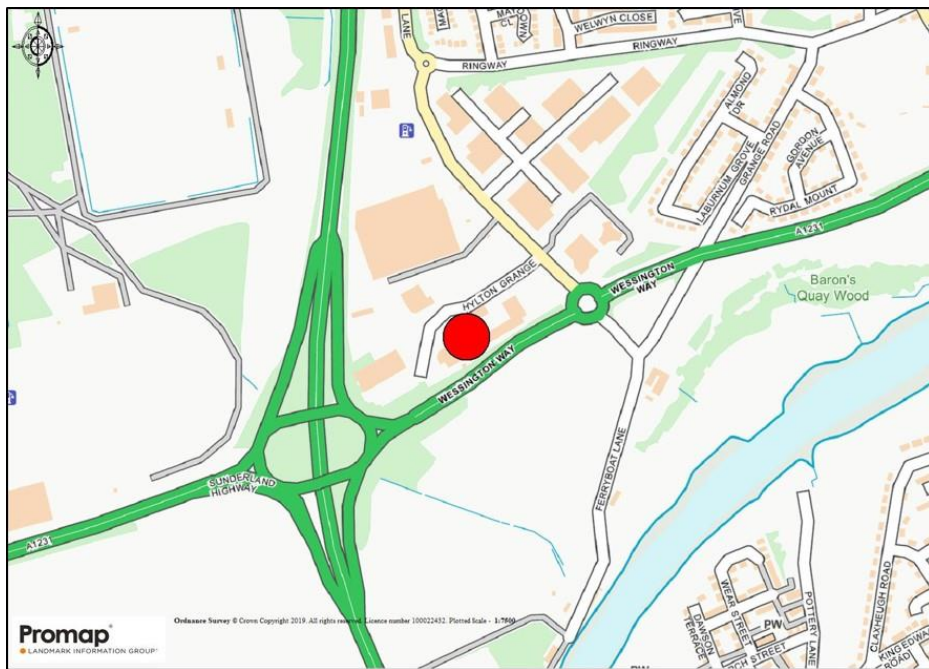
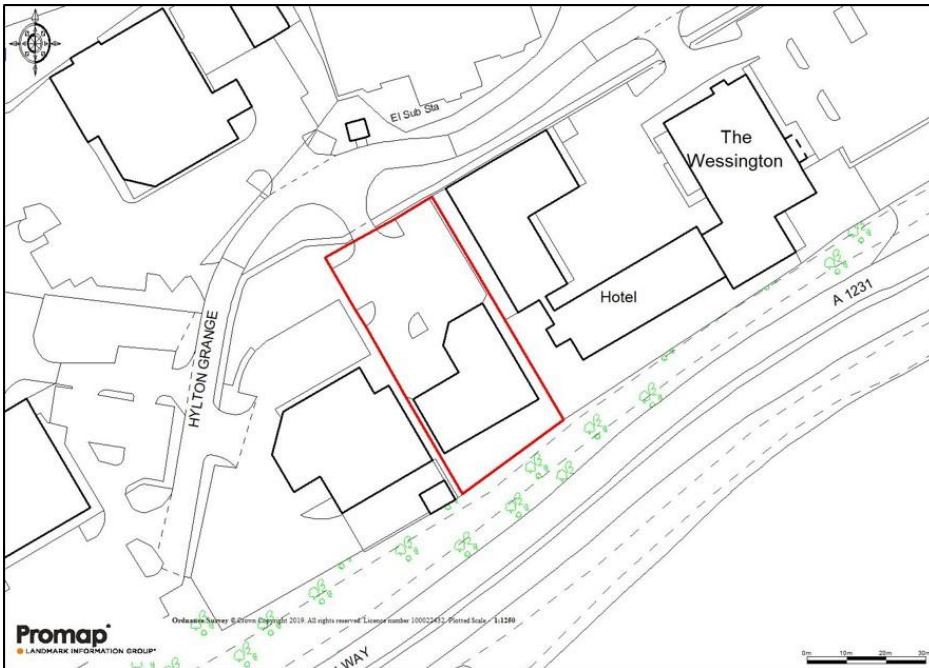
All prices, premiums and rents etc. are quoted exclusive of VAT.



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