



MICHAEL HODGSON

estate agents & chartered surveyors



VILLIERS STREET SOUTH, SUNDERLAND

£760,000

The premises / site is situated in a highly prominent position on the corner of Borough Road and Villiers Street South and its junction with at A1018 which is one of the main arterial routes around the City Centre of Sunderland making this a very accessible and visible site. The property is situated on the fringe of the city centre in a mixed use area with a number of residential and commercial uses in close proximity. The property / site is split into two parts and ownership but will be sold as one lot and briefly comprises of an industrial storage unit, 3 bed maisonette set within a secure yard / compound to one part and second lot which is located to the corner of Borough Road and comprises of two industrial units / warehouses set within a secure yard. The yard is accessed via two electrically operated roller shutters and provides a generous hard-standing / loading area. The properties would lend themselves to a variety of uses and re development, subject to the requisite the planning consents being obtained.

For Sale

Land

Huge Potential

Close to City Centre

Redevelopment Potemntial

Freehold

Viewing Advised

All Enquiries

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£760,000

LOCATION

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DESCRIPTION

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We feel the site would lend itself to redevelopment subject to the requisite planning consents.

ACCOMMODATION

We calculate the following approximate accommodation:

3- 4 Villiers Street

Sizes TBC

There is a large hard standing space

66-68 Borough Road

We calculate the the units provide the following accommodation:

G.I.A - 209 sq m (2257 sq ft)

Externally the yard area is accessed via two electric roller shutters. The yard measures approximately 22m x 41m

TENURE

We are advised that the tenure is freehold

PURCHASE PRICE

We are instructed to seek offers in the region of £760,000

RATEABLE VALUE

The Valuation Office has confirmed the Rateable Value(s) as follows: Workshop and Premises £TBC

The Uniform Business Rate for the Rates Year 2019/2020 is 49.1p. 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.

FREEHOLD LEGAL COSTS

Each party will be responsible for their own Legal Fees incurred in the transaction.

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

M I C H A E L H O D G S O N

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