



MICHAEL HODGSON

estate agents & chartered surveyors

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BACK DUNELM, SUNDERLAND

£6,250 Per Annum

FOR SALE - SELF CONTAINED OFFICES / STORAGE. The premises are situated just off Ranson Street and Durham Road on Back Dunelm in an area well served by local amenities, shops and offers a superb location for easy access to both Sunderland City Centre and the A19. The property comprises of a mid terraced of adjoining industrial units and a self contained two storey office block. The property could be used for a variety of uses including redevelopment or let as an income producing investment, subject to planning.

To Let

Offices

Self Contained Offices

£120 Per Week

Storage Unit

Excellent Investment

Viewing Advised

EPC RATING:TBC

BACK DUNELM, SUNDERLAND

£6,250 Per Annum

DESCRIPTION

The property comprises of a mid terraced self contained two storey office block with storage unit. The property could be used for a variety of uses including redevelopment or let as an income producing investment, subject to planning.

LOCATION

The premises are situated just off Ranson Street and Durham Road on Back Dunelm in an area well served by local amenities, shops and offers a superb location for easy access to both Sunderland City Centre and the A19.

ACCOMMODATION

We calculate the individual units provide the following gross internal areas:

Offices

Ground Floor: 31.39 sq m (337 sq ft)

First Floor: 42.46 sq m (456 sq ft)

WC

Workshop adjoining offices: 29.01 sq m (312 sq ft)

RENTAL

A commencing annual rental of ££6250 per annum, £120 per week

RATEABLE VALUE

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is ££££££. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2012/2013 is 45.8p.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

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

LEASEHOLD LEGAL COSTS

The Tenant will be responsible for the Landlord's Legal Fees incurred in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

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

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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