



MICHAEL HODGSON

estate agents & chartered surveyors

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VILLIERS STREET SOUTH, SUNDERLAND £349,950

The property / site is situated in a highly prominent position on the corner of Villiers Street South and Hudson Road just off the 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 briefly comprises of an industrial storage unit, 3 bed maisonette set within a secure yard / compound. The property would lend itself to a variety of uses and re development, subject to the requisite the planning consents being obtained.

For Sale

Storage Unit

Redevelopment Potential

Viewing Advised

3 Bedroom Maisonette

Close to City Centre

Freehold

All Enquiries



VILLIERS STREET SOUTH, SUNDERLAND

£349,950

LOCATION

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DESCRIPTION

The property / site briefly comprises of an industrial storage unit, 3 bed maisonette set within a secure yard / compound.

The property would lend itself to a variety of uses and re development, subject to the requisite the planning consents being obtained.

ACCOMMODATION

We calculate the following approximate accommodation:

3- 4 Villiers Street

Storage unit unit:

3 Bed maisonette

Hardstanding compound / site area.

TENURE

We are advised that the tenure is freehold

PURCHASE PRICE

We are instructed to seek offers in the region of £349,950

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

estate agents & chartered surveyors

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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