



FOR SALE (MAY LET)

Commercial Development/ Storage Land

Former Gas Holder Site, Ayres Quay, Sunderland

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Connect Property North East

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www.cpne.co.uk

- Established Commercial Location
- Large Secure Site
- Securely Fenced and Gated
- **Approximately 1.09 ha (2.70 acres)**

LOCATION

The site is located in the Ayres Quay/ Deptford area of Sunderland and sits adjacent to the "Go Buses" depot.

The site is accessed directly from Hillfield Terrace and is located on Deptford Terrace which is adjacent to the A1231 Queen Alexandra Bridge on the approach to Sunderland City Centre.

Sunderland City Centre is approximately 0.5 miles to the south, the A19 is approximately 3 miles to the west and Tyne Tunnel 5 miles north west.

DESCRIPTION

The site has two distinct levels, the southern area is approximately 4m higher than the northern area with the two areas separated by a slope.

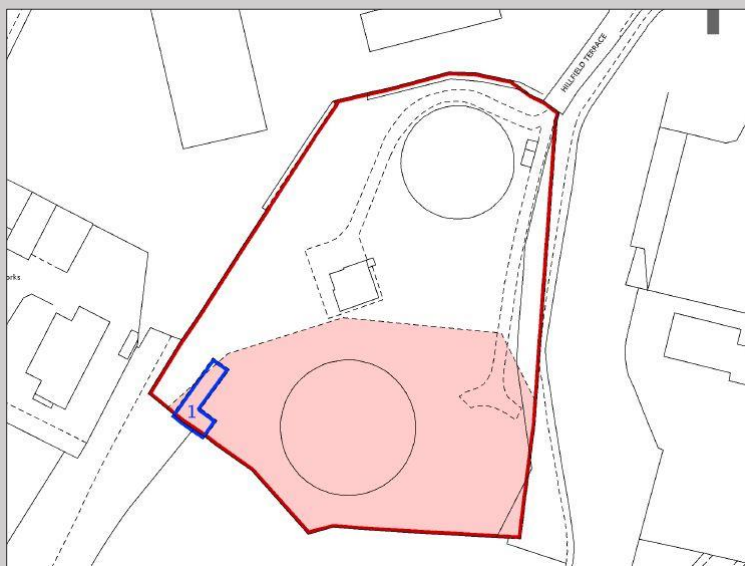
The site is fully fenced and gated providing secure accommodation. The site is predominantly made up of a layer of surficial gravel that covers the majority of the site.

The raised area is the location of the former holder that has been demolished. This area has been backfilled with Engineering soil.

An active telecommunications mast is situated in the south-western corner. This is subject to a lease dated March 2001 between Transco PLC and Lattice Telecommunications until 2099. The rent passing is £1 per annum. There is a right of access over the tarmac road for maintenance.

BUSINESS RATES

Interested parties should contact Sunderland Council to establish the precise rates payable.



TERMS

The site is available freehold with an asking price of £220,000 exclusive. Alternatively our client may consider a lease of the site, with further information available upon application.

VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

FURTHER INFORMATION

Further information is available upon application including a copy of the desktop environmental report.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

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