

Sunderland: 0191 5658844
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For Sale or To Let

Industrial Unit

Unit 1 Belgravia House
Woodbine Street
Sunderland
SR1 2NL

- GIA 6,300 ft² (585.3 m²)
- Popular industrial location
- Close to Sunderland City Centre
- Opposite Nordstrom Timber
- Nearby, Total Sport, Slaters Cars and Megator

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

The property is situated on Woodbine Street forming the western section of Belgravia House opposite Nordstrom Timber on the long-established Hendon Industrial Estate. Other nearby occupiers include Megator, Slaters Cars and Total Sport.

Description

The unit comprises a terraced light industrial unit formed out of Belgravia House.

The unit has a large vehicle door to the front and provides clear open warehousing.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit 1		
Warehouse GIA	6300	585.3

Tenure

We are advised the property is Freehold.

Asking Price

For Sale at **£175,000 (one hundred and seventy-five thousand pounds)**

Or To Let at **£18 000 per annum** for a minimum term of 3 years on Tenant Internal repairing and insuring terms

VAT

Figures quoted exclude VAT where chargeable.

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Rating Assessment will need to be split on sale/letting.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4311

EPC

Awaiting information



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