

Mixed Use Investment For Sale

Railway Terrace, South Hylton,
Sunderland, SR4 0PE

- Out of Town Investment Opportunity
- Consisting of four rents
- Total size of 201m² (2,164ft²)
- Freehold Title
- EPC Rating To be assessed
- Close proximity to South Hylton Metro Station

Guide Price £295,000

BradleyHall



LOCATION

The premises lies on Railway Terrace, South Hylton. Railway terrace is the main through road in and out of South Hylton. South Hylton lies 4.4 miles West of Sunderland City Centre and benefits from been the final stop on the Tyne & Wear Metro.

DESCRIPTION

The subject premises is a mixed use tenanted investment that consist of ground floor retail unit known as 15a, first floor retail known as 15b, ground floor retail known as 15c and garage to the rear known as garage R/O ground floor.

ACCOMMODATION

We calculate the approximate net/gross internal floor areas to be as follows:

Ground Floor 15a	64.93m ²	699ft ²
Ground Floor/First Floor 15b	57.13m ²	615ft ²
Ground Floor 15c	64.7 m ²	696ft ²
R/O Ground Floor	14.26m ²	153ft ²
Total	201.02m²	2,164ft²

EPC RATING

To be Assessed

LEASE TERMS

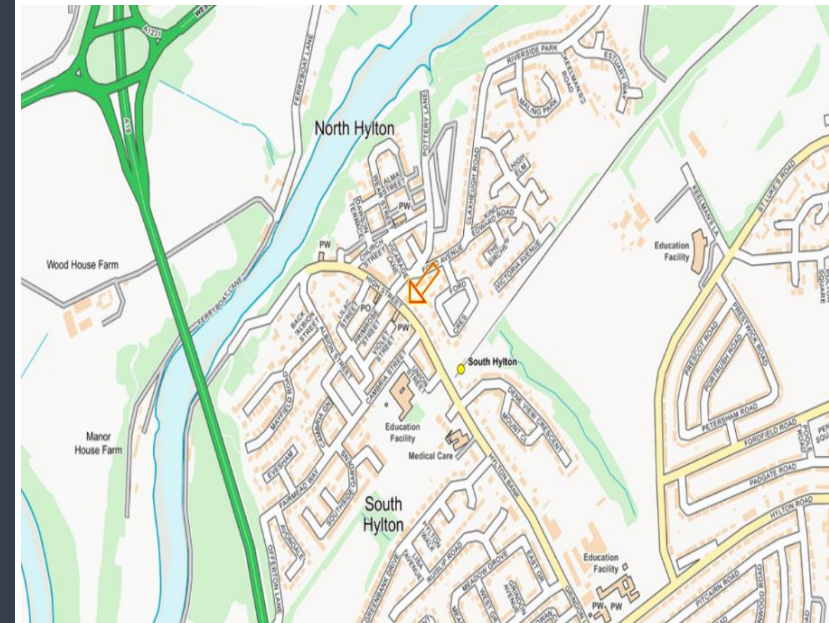
Name	Address	Rent PCM	Rent Per Annum
Hair Salon	15a	£700	£8,400.00
Offices/Retail	15b	£650	£7,800.00
Pet Parlour	15c	£340	£4,080.00
Garage	R/O Ground Floor	£275	£3,300.00
Total		£1,965	£23,580.00



**Car parking On Street
Situated on Cumbria
Street**
0.1 miles from Hylton
Bank
1 miles from A183
2 miles from A19



0.5 miles from
Pennywell Shopping
Centre
4.4 miles from
Sunderland City
Centre



RATING ASSESSMENT

Name	Address	Rateable Value	Adjusted Multiplier 0.49
Hair Salon	15a	£7,500	£3,675.00
Offices/Retail	15b	£4,650	£2,278.50
Pet Parlour	15c	£8,300	£4,067.00
Garage	R/O Ground Floor	£920	£450.80

TERMS

The property is available by way of freehold title at a Guide Price of £295,000 (Two Hundred and Ninety Five Thousand Pounds).

IMPORTANT NOTICE

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AGENTS NOTES

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In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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