



## UNIT 3, THE TORRENS, NORTH HYLTON ROAD, SUNDERLAND, SR5 3TU

- **Fronts onto North Hylton Road**
- **Densely populated area**
- **Adjoining Spar convenience store**
- **Use as hot food takeaway may be possible (subject to planning)**
- **Rent £12,000 per annum**

## TO LET

### LOCATION

The property is situated on the north side of the River Wear, approximately 1 mile north of Sunderland City centre, on North Hylton Road, approximately 2 miles east of its junction with the A19 spine road. Sunderland is located approximately 10 miles south-west of Newcastle upon Tyne.

The property is located at the junction of North Hylton Road and Yewtree Avenue in a densely populated area. It also adjoins a new residential development and there is an established industrial estate opposite.

Adjoining the property is a Spar convenience store which is planned to be extended soon.

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[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a ground floor shop within a single storey building of brick construction under a flat roof. It benefits from level access at the front and electrically operated external roller shutter.

Internally, it comprises a retail area with LED lighting, concrete floor and plastered walls. Double doors at the rear of the retail area lead to a store area with electronically operated loading doors.

To the side of the property is a customer car park.

## ACCOMMODATION

We have measured the property as providing the following net internal area:

Retail area: 78.45 sq m (844 sq ft)  
Store: 31.93 sq m (344 sq ft)

**Total: 110.38 sq m (1188 sq ft)**

## TENURE

The property is available to let for a term of years to be agreed, with provision for upward only rent reviews at the end of each 3<sup>rd</sup> year of the term.

The lease will be drawn on an internal repairing and insuring basis, with a service charge operating for the maintenance of the common parts including the external parts of the building and the car park.

## USE

The property is suitable for a range of retail uses but may also be suitable for alternative uses, subject to all necessary consents including planning consent being obtained.

Planning consent was granted in April 2016 for use of the property as a hot food takeaway. It may be possible for the property to be used for this use again, however a further planning consent may be required.

The property is not suitable for use as a convenience store, or for the sale of alcohol.

## RENT

The property is available to let at a rent of £12,000 per annum, exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent and service charge.

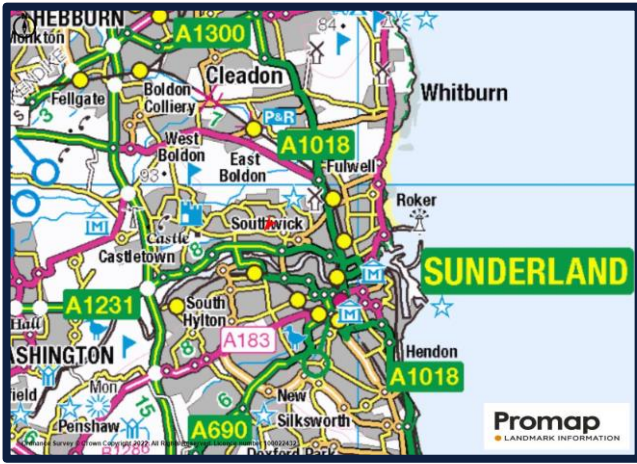


Internal photograph



Internal photograph





Location plan

## RATEABLE VALUE

We understand the property is entered into the 2023 Rating List with a Rateable Value of £8,100.

Interested parties should make enquiries direct with the Local Authority to establish the current rates payable.

It is envisaged that most occupiers will benefit from Small Business Rates Relief.

## VIEWING

Strictly by appointment with sole agent YoungsRPS (reference Paul Fairlamb).

## LOCAL AUTHORITY

Sunderland City Council, Civic Centre Burdon Road, Sunderland, SR2 7DN (Telephone 0191 520 5555).

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-97.

A copy of the EPC and recommendation report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

## Particulars amended January 2024



Location street plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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