

TO LET

47/47A Cockermouth Road, Hylton Castle,
Sunderland, SR5 3LU



Ground Floor Shop & 3 Bed Residential Flat

- Ground floor shop with rear storage facilities
- WC and kitchenette facilities
- Situated within a popular residential area
- Established Parade
- Three bedroom first floor flat with self contained access
- Rent: £9,500 per annum
- Rear access loading and yard area

SITUATION

The property is located on Cockermouth Road within the Hylton Castle estate.

The parade benefits from the surrounding residential estate and is also close to bus routes with regular access to Sunderland city centre.

There is a parking area to the front and rear of the property.

Please refer to the attached site and location plans for more detailed information.

DESCRIPTION

The property comprises of a ground floor shop with a three bedroom flat to the first floor. The flat benefits from self contained access which is therefore suitable to sublet.

Previously, the retail unit was let to a Tanning Salon and there are two treatment rooms to the rear of the accommodation.

The unit benefits from having kitchen and WC facilities and rear access for loading purposes.

ACCOMMODATION & RENTALS

Rental offers are invited in the region of £9,500 per annum exclusive.

The unit provides the following net internal area:-

Description	m ²	ft ²
47 Cockermouth Road	53.05	571

SERVICES

The unit benefits from electricity and water supplies.

SERVICE CHARGE

A service charge is currently levied to maintain the common areas/services of the estate. Further information is available upon request.

RATEABLE VALUE

The accommodation is currently rated as follows:

47 Cockermouth Road - £3,500

Council Tax payable for the first floor flat is approximately £900 per annum.

We advise that interested parties should contact the Business Rates & Council Tax Department at Sunderland City Council to satisfy themselves in respect to the precise rates payable.

ENERGY PERFORMANCE

The units have the following Energy Performance rating:

47 Cockermouth Road - E (103)

47A Cockermouth Road - E (46)

LEASE TERMS

The unit is offered to let by way of a new lease for a term of years to be agreed at the rent listed above which is quoted exclusive of rates and VAT.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.



Particulars: April 2021



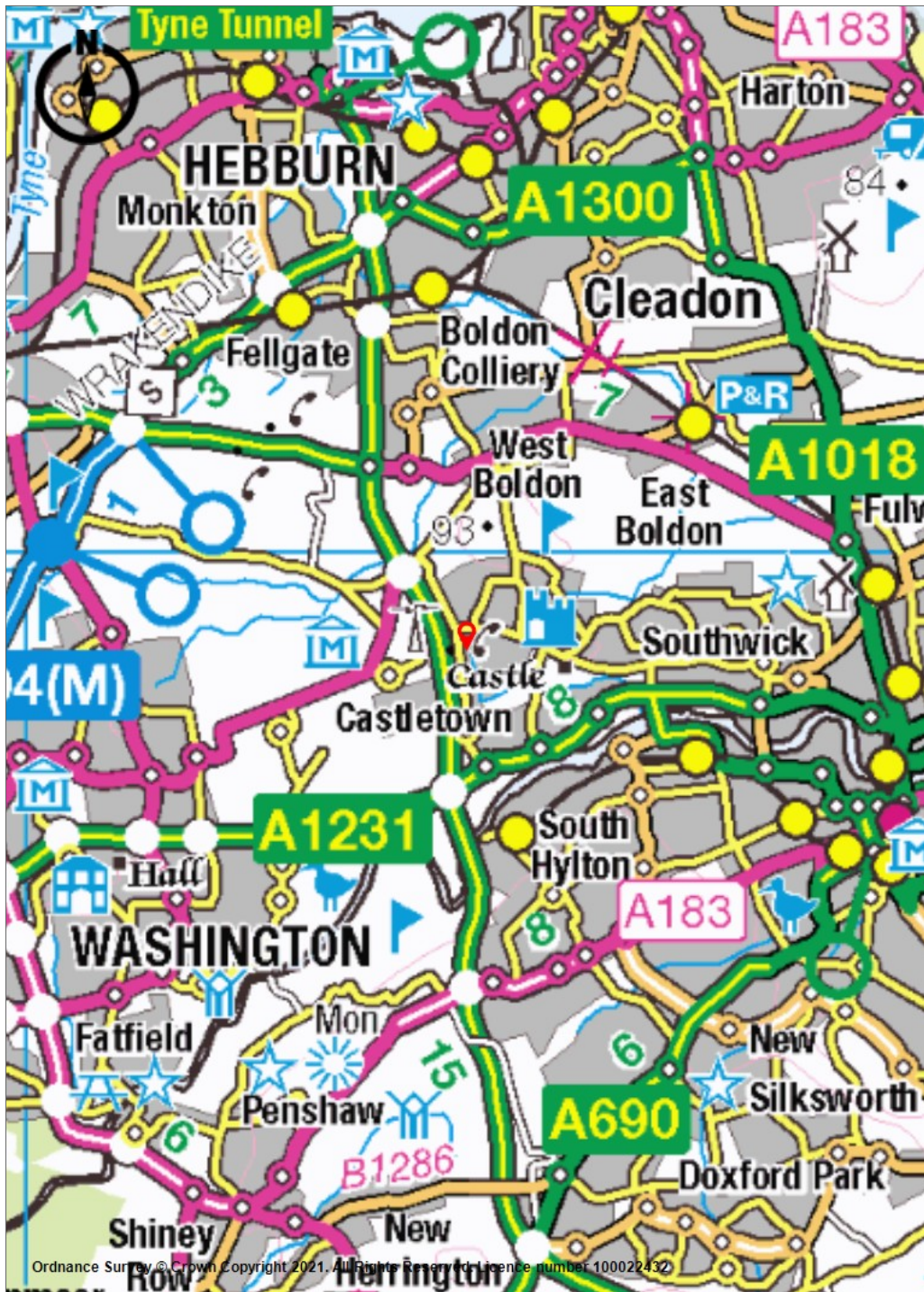
Image: April 2021

For further details please contact:



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Subject to Contract



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