

TO LET

- ✓ Prominent position on Wessington Way (A1231)
- ✓ Established retail, trade and motor dealership location
- ✓ 6/8 Vehicle Showroom
- ✓ Workshop min eaves 4.8m
- ✓ Workshop apex 6.5m
- ✓ 9 vehicle ramps
- ✓ Generous 1.87 acre site



Evans Halshaw Renault, Wessington Way, Sunderland SR5 3NU

Car Showroom & Workshop

**15,988 Sq Ft
(1,485 Sq M)**

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DESCRIPTION

A car showroom with associated offices and workshop facilities of steel frame construction with a combination of brick, block and profile sheet cladding to elevations set beneath a multi-pitched profile sheet roof. Internally the premises provide a glazed 6-8 vehicle showroom with tiled floors linked to an ancillary office area. Workshop facilities including 9 ramps, valeting and wash bays are to the rear accessed by four loading doors.

Externally there is room for circa 100 vehicle display spaces on a surfaced forecourt together with a secure compound for up to 50 vehicles. Further staff and visitors spaces are available. There is a separate detached sales office.

The entire site extends to around 1.87 acres.

LOCATION

A prominent position fronting Wessington Way, the main arterial route between Sunderland City Centre and the A19 which provides access to the national road network. Adjacent to the property is Wessington Retail Park supporting occupiers such as McDonalds and KFC.

Hylton Riverside Retail Park lies to the east on the opposite side of Wessington Way where Costa, Greggs, Card Factory and Smyths are represented.

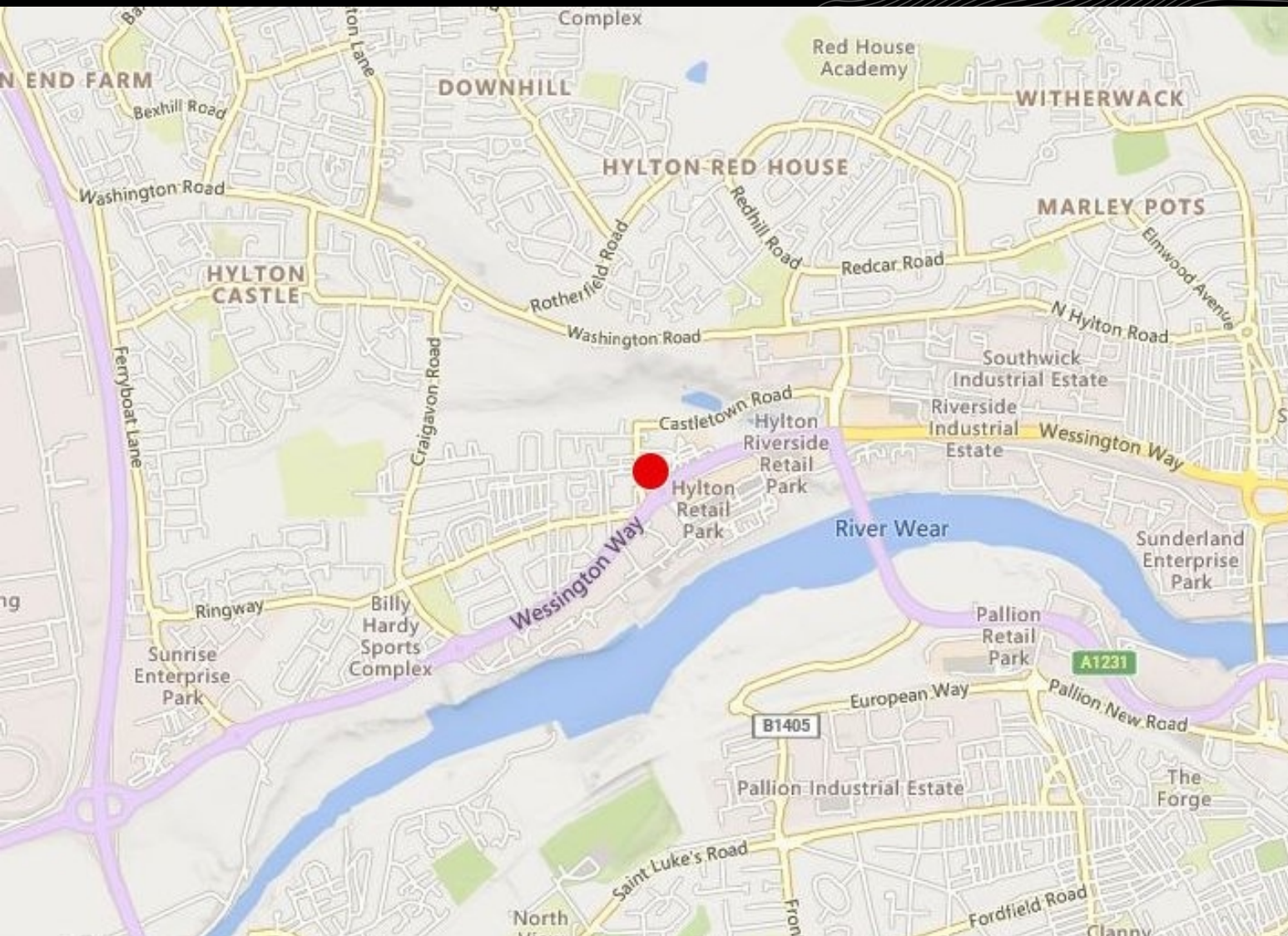


ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Showroom, Offices and Ancillary	6,514	605
Workshop	8,462	786
Detached Used Car Sales Office	1,012	94
Total	15,988	1,485



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TERMS

The property is held on a 21 year lease from 2 August 2011 and is available by way of a sub-lease on FRI terms until August 2032 at a rent of £170,000 per annum. The rent review pattern is to be agreed.

RENT

£170,000 per annum

BUSINESS RATES

The unit is assessed as follows:

Rateable Value £149,000

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

Former Renault Dealership C73
Used Car Sales Office B26

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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