

CHAFFINCH ROAD

CASTLETOWN, SUNDERLAND SR5 3AH



TO LET/MAY SELL

WAREHOUSE PREMISES
3,699.55 sq m (39,822 sq ft)

CHAFFINCH ROAD

CASTLETOWN, SUNDERLAND SR5 3AH

- Warehouse with frontage to Wessington Way (A1231)
- Established Retail, Trade, Motor Dealership and Leisure destination
- Potential for various uses Subject to Planning
- Prominent location
- Excellent communication links

LOCATION

Chaffinch Road Park is located in a prominent position fronting Wessington Way, approximately 2.5 miles from Sunderland City Centre in an established retail destination.

Wessington Way is the main arterial route between Sunderland City Centre and A19 which in turn provides access to the regional and national motorway network.

Hylton Riverside Retail Park lies to the south east with tenants including Aldi, B&M, and Pets at Home. Immediately to the east of the site is an Evans Halshaw Renault dealership and McDonalds.





DESCRIPTION

The property comprises a warehouse unit of steel portal frame construction with brick and blockwork walls, under a pitched insulated roof.

Internally the property has a minimum eaves of 4.75m rising to 6.5m at the apex Ancillary office and WC accommodation are also provided. Car parking is provided to the front of the unit with HGV access via 2 loading doors in the eastern elevation.

ACCOMMODATION

The property comprises the following approximate Gross Internal Area:

3,699.55 sq m (39,822 sq ft)

RATEABLE VALUE

The Rateable Value will be reassessed on occupation.

SERVICES

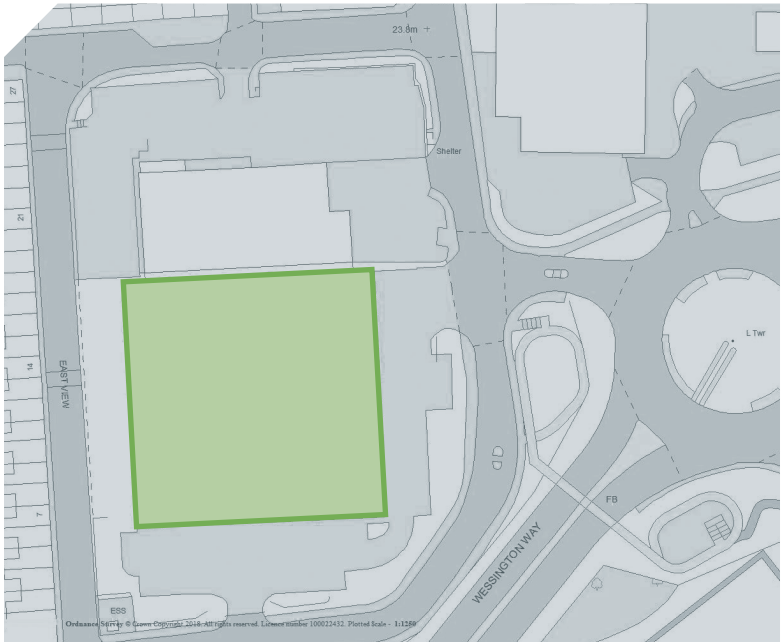
We understand the property is connected to all main services but we recommend all interested parties make their own enquiries in this regard.

PLANNING

The site currently benefits from planning consent for A1 (non food) Retail.

Other uses may be suitable, subject to planning.

The adjacent supermarket premises has recently become a car showroom.



TENURE

The property is available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT/PRICE

On application.

EPC

The property has an Energy Performance Rating of **B(42)**.
A full copy of the EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

The figures quoted above are exclusive of VAT where chargeable.

CONTACT

For more information, please contact:



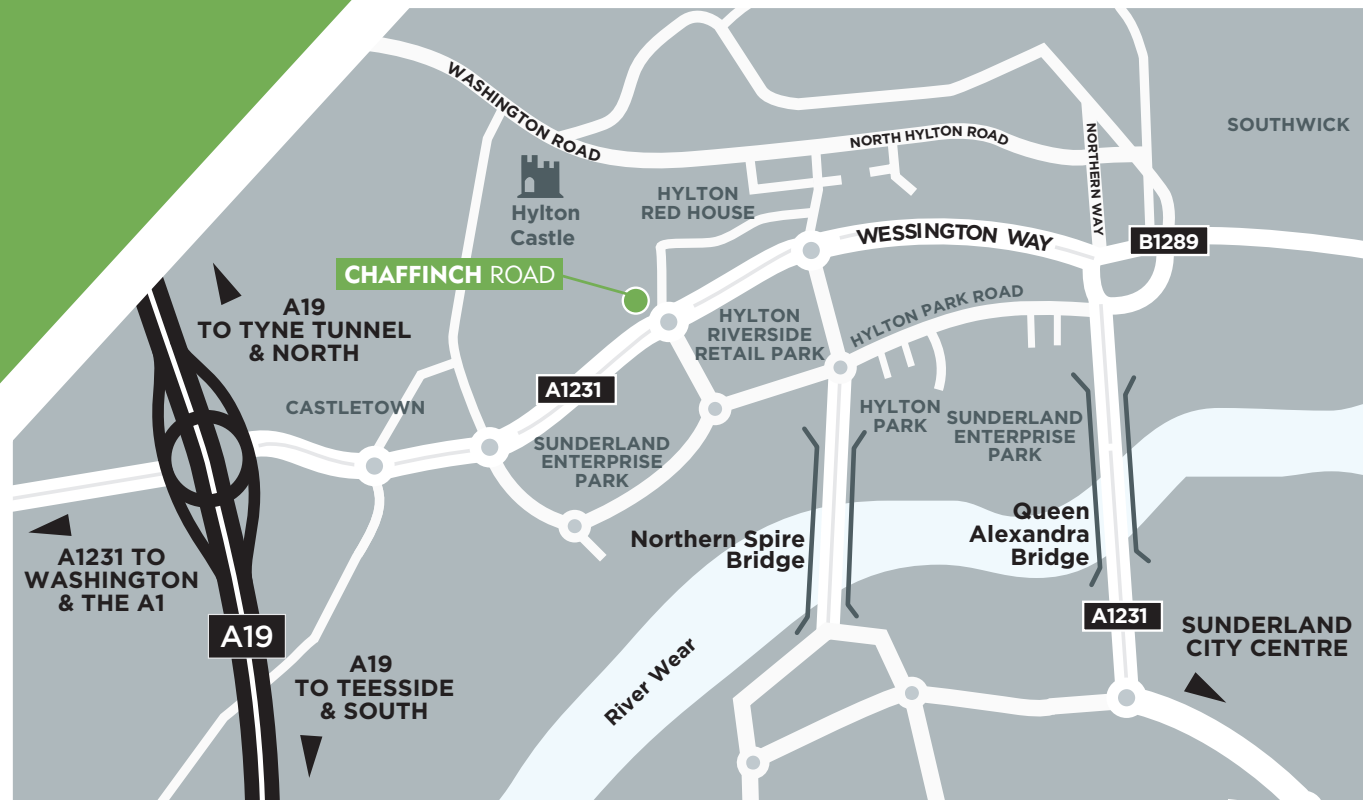
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