

industrial in SR5

North Hylton Enterprise Park, Hepworth Road,
Tyne and Wear, SR5 3JT

£90,000 Starting Bid

- ✓ Single storey light industrial unit
- ✓ GIA 215.5sqm (2,320sqft)
- ✓ Tenanted for £9,000 per annum
- ✓ 3 phase electricity, gas and water
- ✓ Electronic loading doors
- ✓ To be sold as freehold title

PATTINSON
AUCTION



Summary

- Property Type: Industrial - Parking: Allocated Price: £90,000

Description

FOR SALE BY AUCTION: auction to be held at 5pm on 26th June 2019 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this tenanted 2,320sqft single storey industrial unit, very conveniently located in North Hylton Industrial Estate, Sunderland. The premises is a light industrial unit of steel framed construction under a dual pitched roof. The elevations and roof are clad with insulated, profiled sheeting. The specification includes mains supplies of electricity, gas, water and drainage, electronically operated loading doors, and provision for bespoke fit out of office/trade counter areas. The unit is currently let for £9,000 per annum.

Location

The premises are on Hepworth Road accessed via North Hylton Road which runs parallel with the A1231 Wessington Way, one of the main arterial routes into Sunderland city centre which lies approximately 2 miles to the East. The development is located close to the A19 which in turn links with the regional road network. North Hylton Enterprise Park comprises a comprehensive commercial development constructed in three phases and providing a mix of trade counters, industrial and office uses.

Accommodation

The premises is a light industrial unit of steel framed construction under a dual pitched roof. The elevation and roof are clad with insulated, profiled sheeting. GIA 215.5sqm (2,320sqft)

Lease Details

The subject unit is currently let for £9,000 per annum on a rolling monthly basis.

Tenure

The property is currently part of a larger title (number DU32690). The seller is in the process of splitting this title. The property will be sold as freehold.

Rateable Value

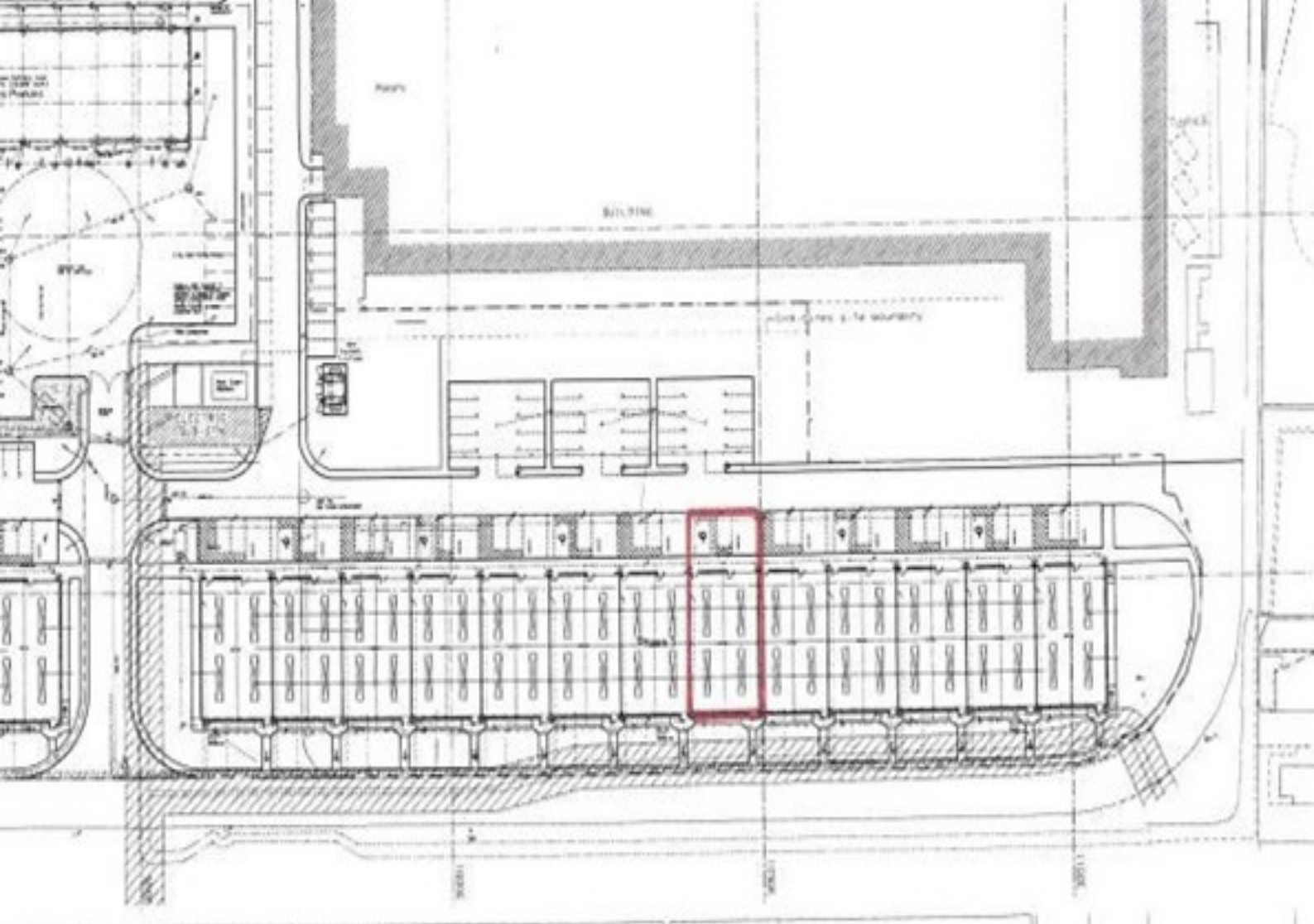
The adopted rateable value is £12,000 as of 1st April 2017.
Sourced from VOA.

EPC

We currently await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



North Hylton Enterprise Park, Hepworth Road, Sunderland, Tyne and Wear, SR5 3JT

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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