

Retail/Office Opportunity To Let

495A Hylton Road,
Sunderland, SR4 8DR

- Prominent Roadside Position
- High Footfall Area
- Free Car Parking Available
- First Floor Retail/Office Accommodation
- Available by way of new lease terms
- NIA 60.1m² (647 ft²)

Asking Rent £7,500 PA

BradleyHall



LOCATION

Hylton Road is situated a short distance to the west of Sunderland city centre and to the south of the A1231. The property is located in a end-terraced position on an established retail parade forming part of Hylton Road, which serves the densely populated local neighbourhood catchment area. Sunderland is a port city and the main settlement of the City of Sunderland. It is situated in Tyne & Wear, at the mouth of the River Wear. The city is home to a university, is located on the regional Metro System and is well-connected for access to the local road network, with the A19 being situated a short distance to the west.

DESCRIPTION

The property comprises a brick built, end terrace, first floor unit previously occupied as a dental practice with reception area and 4 consultation/office rooms. The unit has been fully fitted and refurbished to serve this purpose as a dentist but would be suitable for a range of purposes subject to planning. There are several storage rooms and toilet facilities. The property is in good decorative order throughout. Walls are plastered and painted, and there is linoleum flooring. To the west of the building itself lies a free public car park.

ACCOMMODATION

Ground Floor Retail – 60.1 sq. m (647 sq. ft).

RATING ASSESSMENT

To be accessed on the grant of a new tenancy.

EPC RATING

EPC Rating E-113.

TERMS

Available by way of new FRI lease terms.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

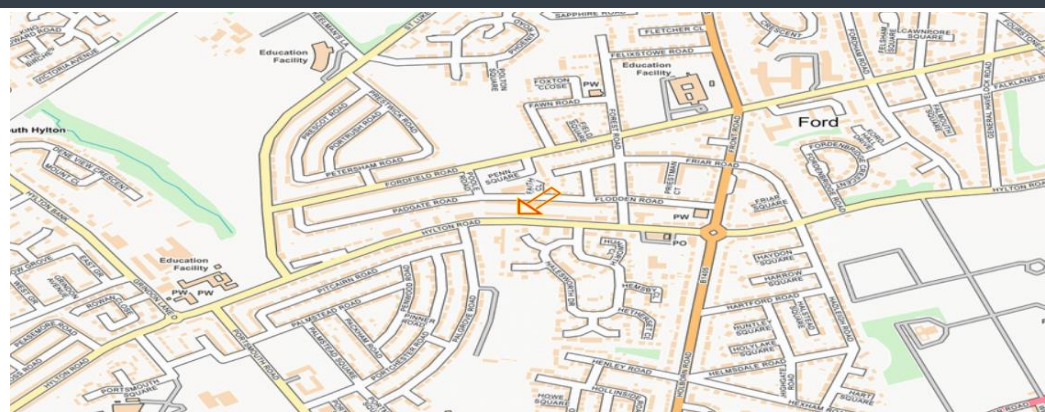
Each party is responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Michael McGhin on michael.mcghin@bradleyhall.co.uk or 0191 563 4242



Bus stop within 0.1 miles

South Hylton Metro Station
within 1 mile



Close proximity to Pennywell Retail Park

21 miles from Newcastle Airport

12 miles from Newcastle City Centre

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.