



M I C H A E L H O D G S O N

estate agents & chartered surveyors



MURTON STREET, SUNDERLAND

£14,000 Per Annum

TO LET - £14,000 PER ANNUM - Murton Street is located just off Toward Road on the immediate fringe of Sunderland City Centre close to Tavistock Place. The property is situated immediately to the rear of Software City and within walking distance of the main professional area. The building has been substantially refurbished in recent years and provides good open plan floor space arranged over 3 floors. The property benefits from ample secure parking to both the front and rear of the building and would suit a variety of uses including nursery, health & fitness, dance studio, offices and semi retail etc.

Former nursery/offices

Totalling 3,812 ft² (354.23 m²)

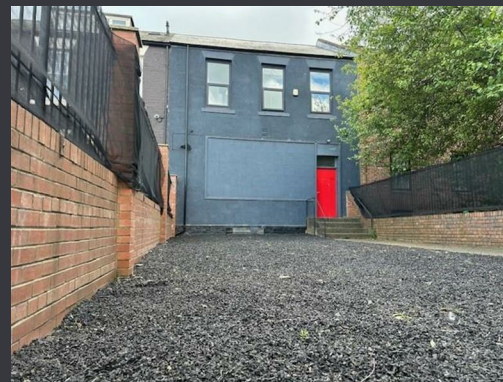
Private secure car parking to front and rear

Arranged over 3 floors

Located on immediate fringe of city centre

Immediately opposite Software City

EPC Energy Rating 81/D



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£14,000 Per Annum

Description

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Location

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Tenure

A new Lease is available at a commencing annual rental of £14,000 for a term of years to be agreed (minimum 3 years) on a tenant FRI basis subject to 3 yearly Rent Reviews.

VAT

The property is not subject to VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is £6,000. The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation. Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

EPC

EPC Energy Rating 81/D

Accommodation

The property briefly comprises as follows:-

Ground Floor

Room 1108 sq ft 102.93 sq m

First Floor

Room 1385 sq ft 128.67 sq m

Lower Ground Floor

Rooms 1319 sq ft 122.54 sq m

TOTAL 3812 sq ft 354.13 sq m

Externally

Parking to front and rear

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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