



FOR SALE – Two Warehouse Units with Extensive Yard

Former Jewson Site, Pottery Road, Sunderland, SR5 2BP

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- Two extensive warehouse units with trade facility close to A1231, A19 and Tyne Tunnel.
- Close to Sunderland City Centre and Nissan.
- Close to local amenities.
- Short term income on part of the site.

Location

The property is located on Pottery Road which is a mixed use area providing predominately large industrial and trade occupiers.

Pottery Road is located on the north bank of the River Wear off the junction of Wessington Way and Camden Street adjacent to Queen Alexandra Bridge.

The site is close to the River and is approximately 1 mile west of Sunderland City Centre.

It benefits from excellent transport links with the A19 approximately 1 mile to the west via the A1231 Wessington Way.

Nearby occupiers include CTS, Magnet, Screwfix and Dulux.

Description

The site comprises two warehouse properties, one to the southern area which was built in the 1980's which is of steel portal frame construction with brick elevations up to approximately 2 metres with insulated clad panels above and to the roof. There are internment roof lights throughout and the property is split into three comprising a trade counter, main warehouse and smaller separate warehouse.

The trade counter has a suspended ceiling, LED lighting, customer entrance with windows to the north elevation. The warehouse areas have LED lighting with an eaves height which extends to 6.25 metres and there are two roller shutter doors which open out under a covered canopy.

There is WC facilities and offices above the trade area which comprise of a recent refurbishment to include LED lighting, carpeted throughout together with canteen facility and meeting rooms. There is an additional concrete mezzanine off the office area which has access from the warehouse by way of an opening.

The warehouse to the north is of 1970's construction comprising steel frame with brick elevations under a relatively flat roof. This area is split into two, part of which is let to Regen. The eaves are approximately 4 metres. To the north of this area are two storey offices which are also occupied by Regen. These areas are well fitted and have recently been extensively refurbished to comprise double glazed windows, carpeted throughout, new kitchen, LED lighting and heating.

The site extends to approximately 2.45 acres, is fully secured by a gated and palisade fence where there are extensive car parking.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Trade Counter	5,412	502.77
Warehouse 1	8,901	826.90
Warehouse 2	2,667	247.76
First Floor Office	1,612	149.76
Mezzanine	3,777	350.88
Canopy	1,916	351.00
Warehouse	5,986	556.00
Areas occupied by Regen		
Warehouse	8,649	803.00
G/F Office	1,119	104.00
F/F Office	362	34.00
Total	40,401	3,926.07

Terms

The property to the north is partially leased to Regen Group at a passing rent of £12,000 per annum with a lease expiry in December 2026. The lease is subject to a photographic schedule of condition. Further details are available upon request.

Tenure

Freehold

Price

£1.40M

EPC

The property provides two EPC's which have the following:

East Building: E(114)

West Building: B(40)

Rateable Value

The Valuation Office Agency website describes the property as "Builders Merchant and Premises".

Rateable Value (2023): £187,000

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on

this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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