

# RESTAURANT/ BAR FOR SALE

Langham Tower, Ryhope Road, Sunderland, SR2 8HY

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Restaurant/ Bar for sale
- Building size 1,385m<sup>2</sup> (14,908ft<sup>2</sup>)
- Superb location in desirable residential area
- Scope for further development STPP
- Grade II listed building
- Site extends to 0.674 acres

**Price of £950,000**

**LOCATION**

Being located on the corner of Mowbray Road and Ryhope Road in Ashbrooke, the subject property is ideally located at less than 0.5 miles from Sunderland city centre. The property is situated within the Ashbrooke Conservation Area which is characterised by surrounding traditional Victorian terraced housing, churches, temples and historic parks.

The property is accessible by local public transport links with regular bus routes servicing Ryhope Road and also via rail with Park Lane Bus and Metro Interchange approximately 0.4 miles away. The property is accessible by road links and benefits from being 0.1 mile from A1231 which is a main through road Sunderland City Centre and provides direct access to the A690 and A19.

**DESCRIPTION**

The subject property comprises a Grade II listed building which was originally built in 1889. Being used for educational purposes as a college from 1922 and a university building from 1975, the property finally ended as a building for Sunderland high School until its closure in 2016. The accommodation is arranged over three floors and is highly decorative both internally and externally and currently provides a spectacular reception area and several ornate offices / meeting rooms on the ground floor with the first and second floors containing the former classrooms.

**PLANNING APPLICATION**

The property was recently converted from a former school to restaurant use with scope for further development to upper floors. Lapsed planning consent was previously granted for hotel use, including, a restaurant and bar to the ground floor, 7 en-suite guest rooms on the first floor with the managers accommodation sited on the second floor.

Further information on most recent application is available using Sunderland City Council's Planning Portal using reference number: 21/02852/FUL

**ACCOMMODATION**

Langham Tower 1,385m<sup>2</sup> (14,908ft<sup>2</sup>)  
Site area 0.674 acres

**TERMS**

The property is to be sold by way of freehold title at an asking price of £950,000 (Nine Hundred & Fifty Thousand Pounds)

**VAT**

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

**LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

**MONEY LAUNDERING REGULATIONS**

In accordance with the 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 Helen Wall at Bradley Hall.

**Tel:** 0191 563 4242

**Email:** [helen.wall@bradleyhall.co.uk](mailto:helen.wall@bradleyhall.co.uk)

**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://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.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458  
1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.2 miles away



0.4 miles from Park Lane Metro Station



0.1 mile from A1231  
0.6 miles from A690  
4 miles from A19



22.8 miles from Newcastle International Airport

