

Investment Opportunity For Sale

1 & 1A Westbury Street,
Millfield, Sunderland, SR4 6EF

- Prominent suburban mixed use premises in busy & popular location
- Good Transport Links
- On Street Parking
- Ground Floor leisure and First Floor accommodation.
- Annual income £22,200
- NIA 150m² (1,620 ft²)

Asking Price £170,000



BradleyHall

LOCATION

The subject properties are located on Hylton Road, Sunderland; a thoroughfare with high footfall, benefitting from a wide variety of shops, café's and restaurants serving the surrounding area. The property also benefits from being within walking distance to Millfield Metro station and the University of Sunderland, City Campus.

DESCRIPTION

The subject property a two storey, end of terrace building consisting of a drinking establishment on the ground floor and a three bedroom flat to the first floor. The ground floor is made up of a bar area, sports room/lounge area, kitchen, male and female WC's and storage area. The first floor is made up of a lounge, kitchen, utility room and three bedrooms.

ACCOMMODATION

Ground Floor Leisure – 85.6 sq. m (921 sq. ft).

Residential Accommodation – 64.9 sq. m (699 sq. ft).

INVESTMENT DETAILS

Name	Rent PCM	Rent Per Annum
1 Westbury Street	£1,300	£15,600
1A Westbury Street	£550	£6,600
Total	£1,850	£22,200

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £2,350 and the estimated rates payable for the current year is £1,151.5. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

EPC RATING

1 Westbury Street – Rating C 51.

1A Westbury Street – Rating E 43.

TERMS

Available by way of Freehold Title at a purchase price of £170,000 (One Hundred and Seventy Thousand Pounds).

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

Millfield Metro Station within 0.1 miles



Close proximity to Pallion Retail Park

22 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.