

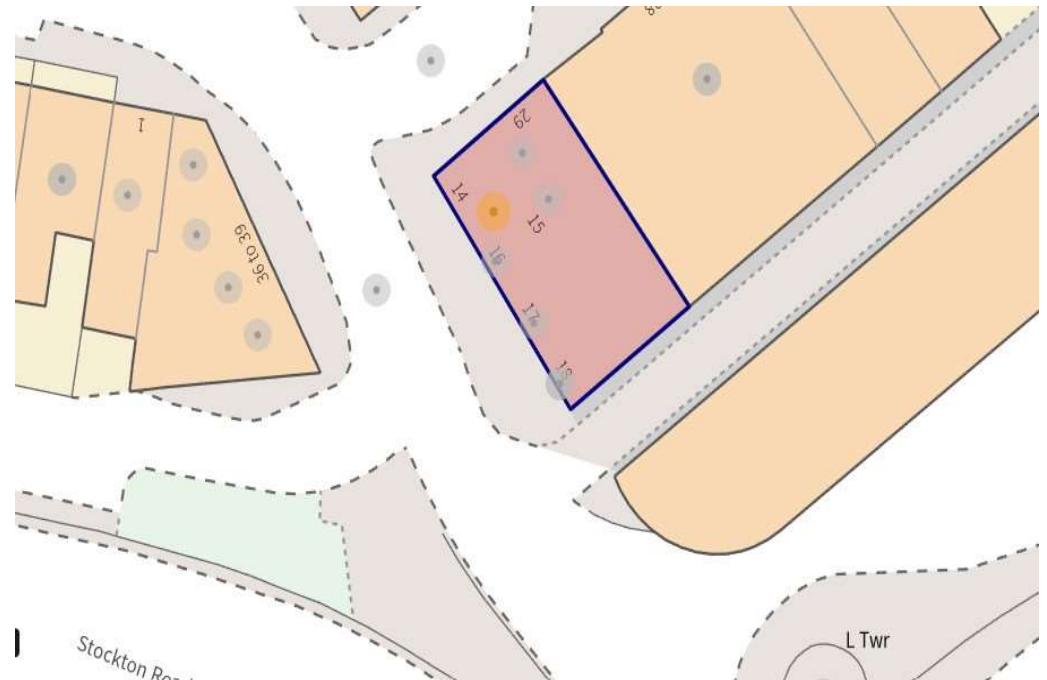
# Mixed Use Investment FOR SALE

29 Olive Street & 14 – 18 Stockton  
Road, Sunderland, SR1 3NW

- Mixed use income generating investment
- High footfall area
- Significant asset management potential
- Excellent transport links
- Long established retail parade
- Passing rent of £45,000

Guide price of £425,000

**BradleyHall**



## INVESTMENT SUMMARY

- Four ground floor retail units with long established businesses
- Six bedrooms arranged over first and second floors, comprising two reception rooms and three shower rooms
- Passing rent £45,000
- We are instructed to seek a price of £425,000 equating to a gross initial yield of 10.59%

## LOCATION

The subject property is situated in Sunderland City Centre, in the ever-popular Park Lane area. The property benefits from good passing trade, due to the close proximity to Sunderland Interchange and Park Lane Metro Station being moments away. The premises occupies a prominent corner location, with various retailers located nearby serving the local neighbourhood catchment area.

## DESCRIPTION

The investment is situated on a corner terrace parade between Olive Street and Stockton Road. Arranged as three ground floor retail units with a 6-bedroom HMO above. All retail units and flats once fully let will generate an income of £45,000.

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

29 Olive Street, Sunderland, Tyne and Wear, SR1 3PE	Commercial Ground Floor Retail Unit (55.4 sq.m)
14 Stockton Road, Sunderland, Tyne and Wear,	Commercial Ground Floor Retail Unit (26.6 sq.m)
15 Stockton Road, Sunderland, Tyne and Wear, SR1 3NW	6-bedroom HMO, x2 reception rooms, x3 shower rooms (198 sq.m)
16 Stockton Road, Sunderland, Tyne and Wear, SR1 3NW	Commercial Ground Floor Retail Unit (28.6 sq.m)
17/18 Stockton Road, Sunderland, Tyne and Wear, SR1 3NW	Commercial Ground Floor Retail Unit, Kitchen and Staff toilets (38.44 sq.m)



0.2 miles from nearest car park  
0.3 miles park lane metro station  
0.2 miles from Sunderland interchange



Located within close proximity of the A1231  
4.9 miles from A19



## EPC RATING

Exempt due to listed status

## RATING ASSESSMENT

14 Stockton Road £4,900

16 Stockton Road £4,850

17 & 18 Stockton Road £5,600

29 Olive Street & 16 Stockton Road £9,500

29 Olive Street £5,100

### 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](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.

## TERMS

The accommodation is available by way of freehold with a price of £425,000 (Four Hundred and twenty-five 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.

## ANTI-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.

# CONTACT US

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