

Mixed Use Investment For Sale

81 – 91 Sea Road, Sunderland, SR6 9BW

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Mixed use income generating investment
- Fully Let
- High footfall area
- Passing rent of £37,500
- Significant asset management potential
- Long established suburban retail parade

Guide Price £400,000

INVESTMENT SUMMARY

- Fully let mixed use investment portfolio.
- Three ground floor retail units with long established businesses in situ.
- Three flats arranged over first floor comprising 2x three bedroom and 1x two bedroom.
- Passing rent of **£37,500** per annum
- We are instructed to seek a price of **£400,000** equating to a **gross initial yield of 9.38%**

LOCATION

The subject properties are situated in the suburb of Fulwell, Sunderland on the ever-popular long established Sea Road shopping parade. The block occupies a prominent corner position at the junctions of Sea Road and Annie Street.

There is excellent passing trade, with direct bus routes and Seaburn Metro Station being moments away. There is a vast array of various retailers within the vicinity including local and national covenants including: Greggs, Lloyds Bank, Club Zest Gym and Subway.

DESCRIPTION

The investment block comprises of three ground floor retail units known as: Rosemary's Coffee Shop, Flower Angels and Tradelink store. All of which are long established businesses. Residential accommodation is arranged over first floor and comprises two three-bedroom and one two-bedroom flats above. All retail units and flats are fully let generating an income of £37,500 PA.

EPC

The units have the following EPC ratings;

- 81 Sea Road, Sunderland, SR6 9BW - D
- 83 Sea Road, Sunderland, SR6 9BW – Awaiting EPC
- 85 Sea Road, Sunderland, SR6 9BW - E
- 87 Sea Road, Sunderland, SR6 9BW – Awaiting EPC
- 89 Sea Road, Sunderland, SR6 9BW – Awaiting EPC
- 91 Sea Road, Sunderland, SR6 9BW - E

TERMS

The accommodation is available by way of freehold with a price of £400,000 (Four Hundred 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 we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Richard Johnson or Helen Wall at Bradley Hall.



Bus stops located nearby



Close to Seaburn Metro Station



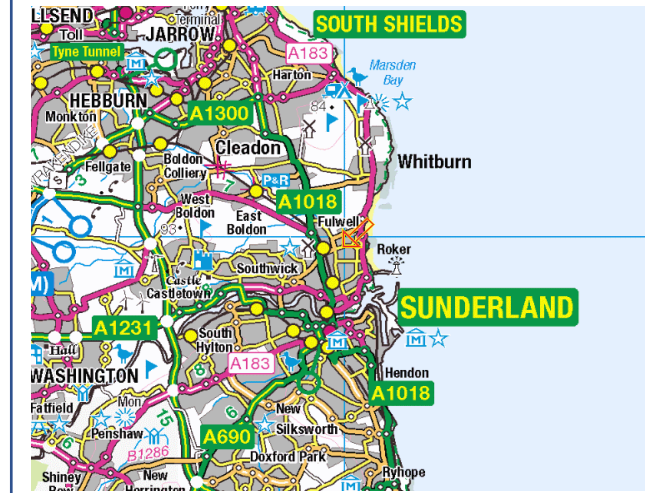
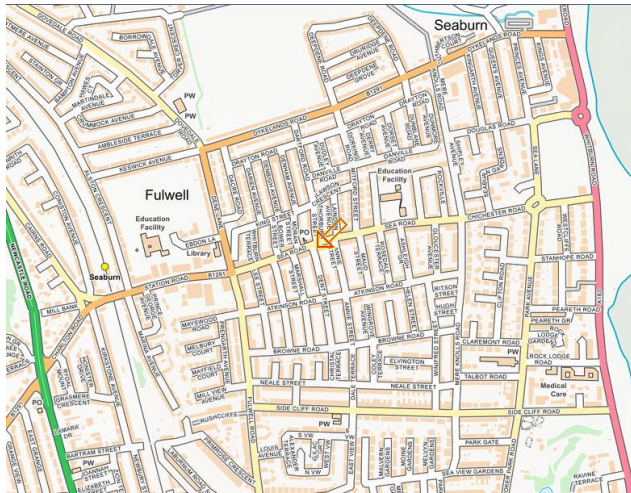
2.8 miles from Sunderland City Centre



17.5 miles from Newcastle International Airport

ACCOMMODATION AND TENANCY INFORMATION

Tenant	Occupied area	Rent	Lease Terms	Size (ft ²)
Private individual	81 Sea Road, Sunderland, SR6 9BW Three Bedroom Flat	£5,400	Held on AST	796
Tradelink	83 Sea Road, Sunderland, SR6 9BW Retail Unit	£6,800	Currently holding over	TBC
Private individual	85 Sea Road, Sunderland, SR6 9BW Three Bedroom Flat	£5,100	Held on AST	764
Flower Angels	87 Sea Road, Sunderland, SR6 9BW Retail Unit	£8,000	Currently holding over	TBC
Rosemary's Coffee Shop	89 Sea Road, Sunderland, SR6 9BW Retail Unit	£6,500	Currently holding over	TBC
Private individual	91 Sea Road, Sunderland, SR6 9BW Two Bedroom Flat	£5,700	Held on AST	699
Total Gross Annual Rent Roll		£37,500		



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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 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.

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