

48 Roker Avenue

Sunderland, Tyne & Wear, SR6 0HT

Freehold
Two storey mid terraced former funeral
directors with ancillary offices and storage

2,482 Sq Ft (230 Sq M)



Guide Price | £75,000 + VAT
By online auction



Amenities



Freehold



Development
Opportunity STP



Semi Residential
Location



Close to Seafront
& Marina



Motorway
A1M



Transport
Links

48 Roker Avenue

2,482 Sq Ft (230 Sq M)

Description

This is a mid-terraced, two storey property most recently used as a former funeral director with ancillary storage and offices. The property may suit a variety of uses and development opportunities subject to planning.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Located on Roker Avenue in the well-established coastal suburb of Roker, 48 Roker Avenue benefits from a highly accessible position approximately 1 mile north of Sunderland City Centre and close to the popular seafront and marina areas.

The property enjoys excellent road connectivity, with direct access to the A1018 and A183, providing convenient links across Sunderland and the wider Tyne & Wear region. The A19 is readily accessible to the west, offering fast north–south connections to Newcastle upon Tyne, the Tyne Tunnel, Teesside and the national motorway network via the A1(M).

The A1231 provides an important east–west route, linking Sunderland with Washington and the wider regional road network. The location is also well served by public transport, with regular bus services operating along Roker Avenue and nearby Sunderland railway and Metro stations providing connections throughout the North East.

A wide range of amenities, leisure facilities, shops, cafés and restaurants are available within the immediate vicinity, together with the attractive Roker seafront, making the location a popular and convenient destination for businesses and visitors alike.

Locations

A19 (North): 7.4 miles

A1(M): 11.8 miles

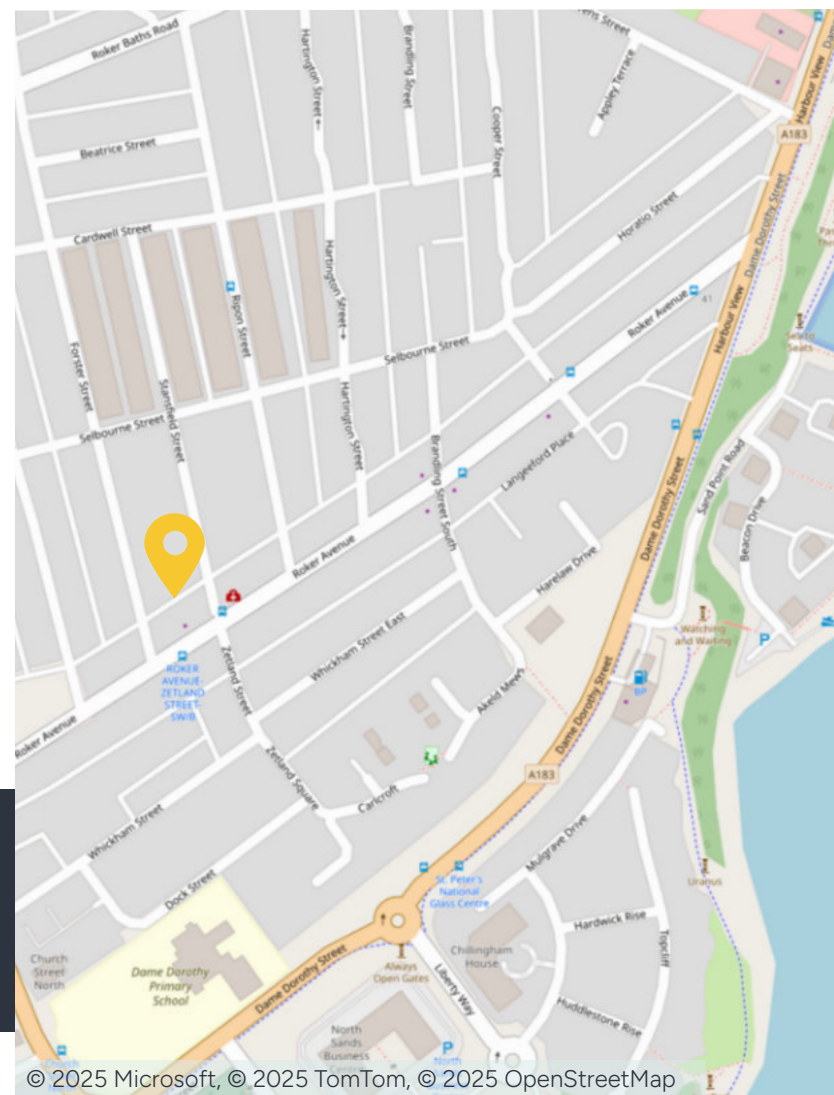
Middlesbrough: 30.7 miles

Nearest station

Sunderland: 2.3 miles

Nearest airport

Newcastle: 23.3 miles



Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,329	123
First Floor	757	70
Second Floor	396	37
Basement	Not Measured	
Total (Including common areas)	2,482	230



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £75,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 plus VAT.

Tenure

Freehold.

EPC

The EPC rating is E.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The unit has most recently been used as a funeral directors.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Further Information

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

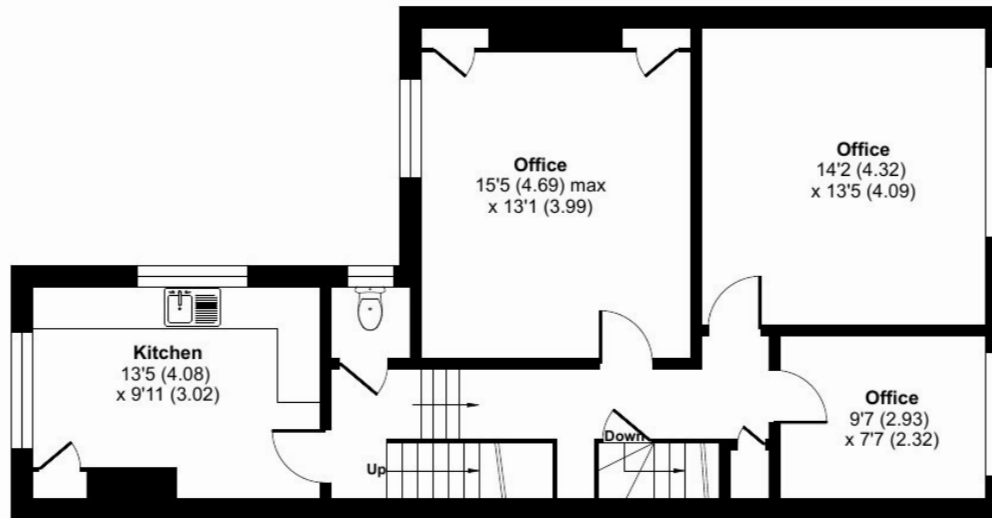
Location

Address: 48 Roker Avenue, Sunderland, Tyne & Wear, SR6 0HT

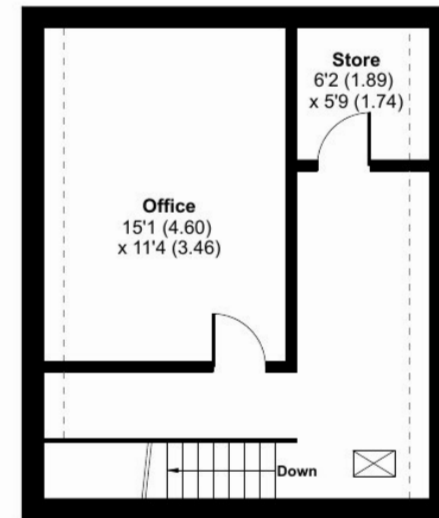
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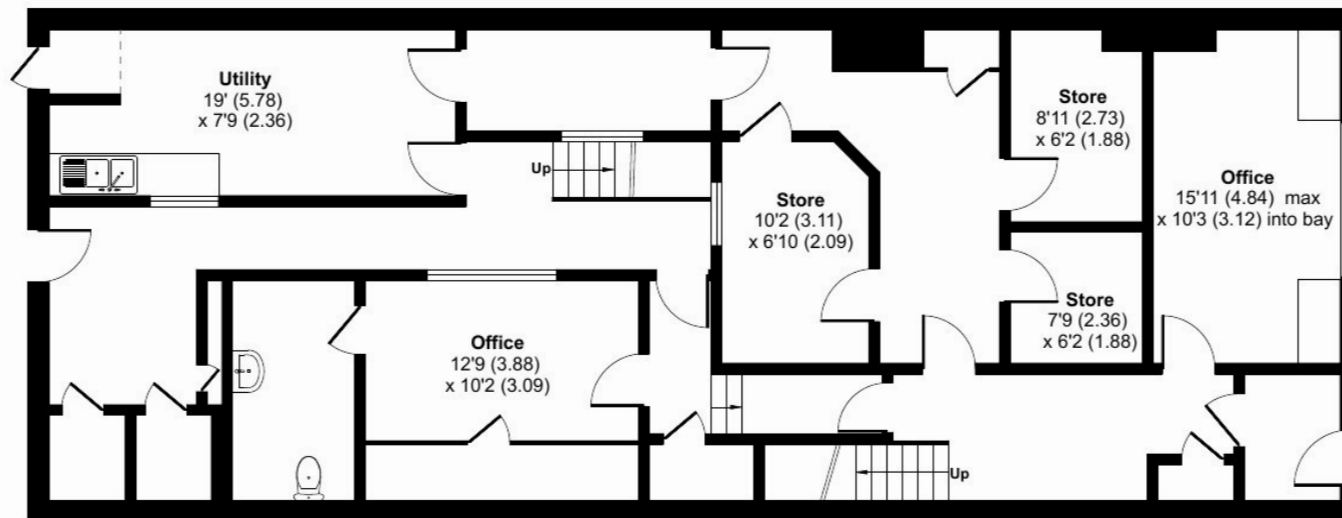
Site plan



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated July 2026.



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