



FOR SALE

PART FITTED BAR/RESTAURANT OPPORTUNITY

THE PALM, TIMBER BEACH ROAD, SUNDERLAND, SR5 3XG



Sanderson
Weatherall

Summary

- Part Fitted Bar/Restaurant Opportunity
- Size: 833.62 sq m (8,973 sq ft)
- Price: On Application
- Subject to Contract

Description

The subject property provides a detached two storey building with ancillary areas to the front and side elevations which are utilised as external beer gardens. The property is of steel frame construction with brick elevations set beneath a series of pitch tiled covered roofs. Internally the property has been fitted to a high standard and well maintained throughout. Premium payment is to be discussed to acquire the property with the benefit of it being fully fitted.

The rear elevation provides an enclosed service area accommodating numerous outhouses which have been used for storage purposes and staff facilities. The property has been subdivided into four bars known as Liberty Browns, Wilderrest, Tropicuba and Pineapple Cove. The venues offer disabled male and female WC's throughout. There are two separate kitchens and cold storage facility at ground floor level servicing operations. There is sufficient car parking provision to the front elevation.

Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor	588.57	6,335
First Floor	245.07	2,638
Total	833.62	8,973



Location

The subject property is situated between Sunderland Enterprise Park and Hylton Park lying to the south of the A1231 (Wessington Way) north of the River Wear. Sunderland City Centre is approximately 2 miles to the south east and the property sits adjacent to Hylton Riverside Retail Park which accommodates occupiers such as Smyths Toys, Food Warehouse, Aldi, Matalan, Pets at Home, B&M, Costa and Greggs amongst numerous others. The Comfort Inn Hotel sits directly adjacent accommodating circa 63 ensuite rooms but has no food or beverage offering to provide their customers.

The A19 is approximately 5 miles to the east of the city centre. The city also lies on the Metro, connecting it to the major conurbations within Tyne & Wear, and is served by Newcastle International Airport, which is approximately 22 miles to the north west.

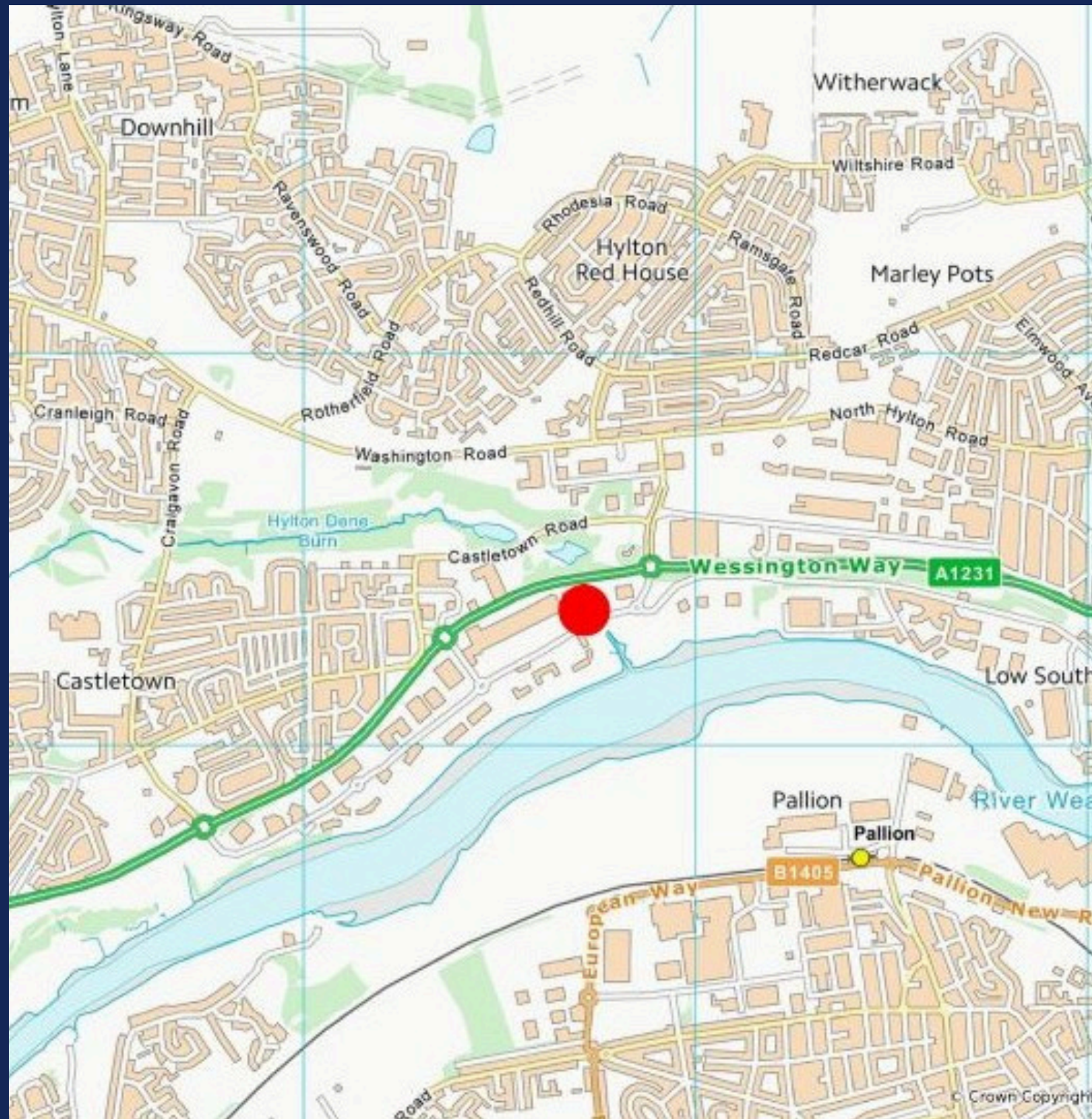
Asking Price

We are instructed to invite offers for the benefit of our client's Freehold interest. Premium to be negotiated.

Please note that the vendor reserves the right not to accept the highest or any offer received.

Tenure

We understand that the property and land being sold shall be sold by way of a Freehold title.



Use / Planning

We understand that the property has consent for its current use as a bar under Sui Generis use class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Sunderland City Council).

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Premises Licence

The property benefits from the following trading hours:

Sunday to Thursday: 12:00 noon to 10:30pm

Friday to Saturday: 12:00 noon to 01:00am

A full copy of the premises licence is available upon request.

Premium

Premium offers are invited for the benefit of the fixtures and fittings.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.



Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes under two separate hereditaments as follows:

Public House & Premises: RV £127,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Sunderland City Council).

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request in due course.

Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT & Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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