



FOR SALE MIXED USE FREEHOLD INVESTMENT

9/9A SEA ROAD, SUNDERLAND SR6 3BP



Sanderson
Weatherall

Description

The subject property comprises a ground floor hot food takeaway with kitchen, preparation area, internal storage and WC facilities, together with a self-contained residential flat at first floor level. Situated on the busy Sea Road parade, the property benefits from excellent visibility and consistently strong levels of passing trade. The property is currently let and trading as a hot food takeaway, making this a secure investment opportunity.

Accommodation

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

Description	sq m	sq ft
Ground Floor Sales Area	43.40	467
Ground Floor Internal Storage	34.90	376
First Floor Flat	82.00	883
Total	160.30	1,725

Tenure

Freehold.

Asking Price

Offers in the region of £375,000 (Three Hundred & Seventy Five Thousand Pounds) are invited for the benefit of our client's freehold interest, subject to contract.

A deal at this level reflects a Net Initial Yield (NIY) of 10% after deducting purchasers costs at 4%.

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



Location

The property is prominently located on Sea Road, one of the busiest retail and leisure parades in Sunderland. Sea Road serves as the main commercial hub for the surrounding residential areas, with a strong mix of national and independent retailers, cafes, bars and hot food takeaways. The area benefits greatly from increased footfall levels throughout the day, supported by a large local population, nearby schools and excellent transport links. Sunderland City Centre lies approximately 2 miles to the south and can be easily accessed by road or public transport, while the A19 is within close proximity, providing convenient access to the wider North East region.

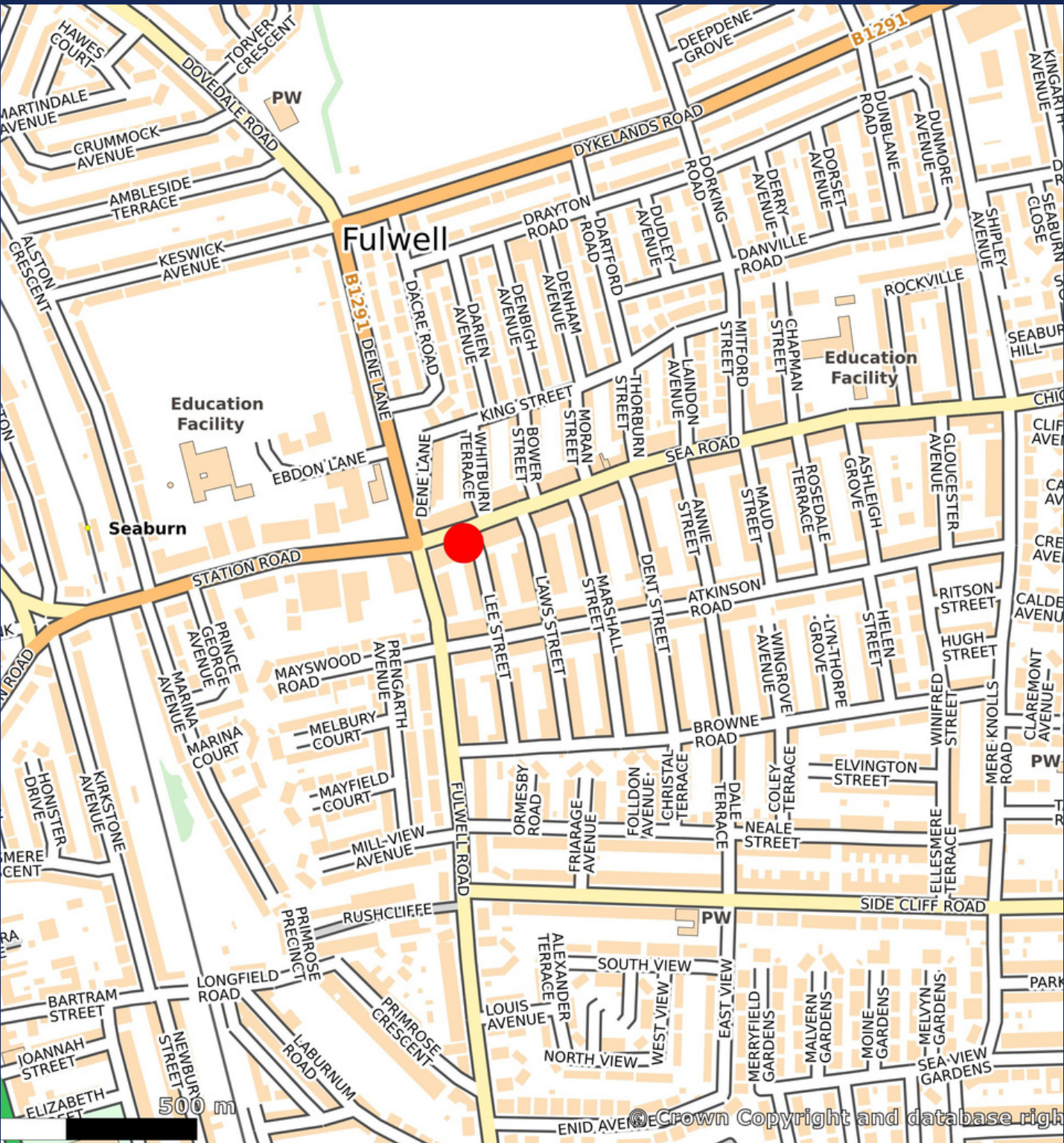
The property is situated near the A1081, a key arterial road that provides easy access to Sunderland City Centre to the south as well as broader connections to surrounding areas. Seaburn Metro Station is within walking distance from the property and provides direct links to Sunderland City Centre and the wider South Tyneside area.

Tenancy

The property is let to Charcoal Fulwell Ltd on a 25 year FRI lease with effect from 28 April 2025 expiring on 27 April 2050. The current passing rent is £39,000 per annum exclusive of VAT and the lease incorporates an upwards only rent review pattern every 5 years of the term with the next review date scheduled to take place in 2030 whereby a minimum uplift of 10% has already been agreed increasing the rent to £42,900 pax. A full copy of the lease is available upon request.

Use / Planning

We understand that the property has consent for its current use as a Hot Food Takeaway (Sui Generis Use Class) under the Town & Country Planning Use Classes Order as amended 01.09.2020.



Services

We understand the property benefits from electric and water services, however, we recommend that any interested party carries out their own investigations with regard to this matter.

Business Rates

With effect from 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value:	£10,750
Rates Payable:	£5,364.25 (Estimated)

We recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Sunderland City Council.

Energy Performance Certificate

The property has a current energy asset rating of Band C (69) with the EPC valid until 17 May 2032. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Anti-Money Laundering

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

VAT & Legal Costs

The property has been registered for VAT. It is however anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

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





Contact

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

Mark Convery



07525 872 141



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Or via our Joint Agents, Bradley Hall

Helen Wall



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