



FOR SALE INVESTMENT OPPORTUNITY

54-56 BEDE STREET, SUNDERLAND SR6 0NT



**Sanderson
Weatherall**

Summary

- Investment Opportunity
- Income: £26,000 pax
- Size: 1,303 sq ft (121 sq m)
- Asking Price: £325,000
- Subject to Contract

Description

The subject property comprises two adjoining mid terrace units located on Bede Street, a well established quasi commercial location within Roker, Sunderland. Both premises are currently occupied and operational as hot food takeaways, providing a secure, income producing investment. The units are fully fitted with commercial catering kitchens and associated facilities and benefit from steady passing trade due to the area's strong residential catchment area and local amenities.

Key Specification

- Two adjoining takeaway units (tenanted investment)
- Full fitted with commercial catering kitchens
- Established trading location with good passing footfall
- Income secured via existing tenancies

Asking Price/Terms

Offers in the region of £325,000 for the benefit of our client's Freehold interest, subject to the existing tenancy.

Further lease information can be provided upon request.



Location

The property is prominently located on Bede Street, within a well established mixed use area in Roker, Sunderland. The immediate locality is home to a number of independent retailers, convenience stores and food outlets, creating strong daily footfall and consistent demand for takeaway operators.

Sunderland City Centre lies less than 1 mile away, with Sunderland Station providing direct rail connections to Newcastle and Teesside. Road links are also excellent, with the nearby A1231 and A690 connecting to the A19, a key regional route running north towards Newcastle and south towards Middlesbrough.

Given the strong trading environment and excellent transport links, the location offers an attractive setting for food-led businesses and underpins the long term security of this investment.

Use

The premises fall within Use Class Sui Generis and are currently occupied as hot food takeaways. This provides an immediate, reliable income stream for investors while offering long term flexibility for a range of commercial uses, subject to the necessary consents.

Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (Sunderland City Council).



Accommodation and Tenancy Information

Tenant	Occupied Area	sq m	sq ft	Rent (per annum)	Lease Terms
Private Individual	54 Bede Street	74	797	£13,000 per annum with an upwards rent review due March 2028	20 year lease commencing 13 December 2022
Private Individual	56 Bede Street	47	506	£13,000 per annum with an upwards rent review due July 2028	20 year lease commencing 1 June 2023
Total		121	1,303	£26,000	

*The annual rent for both leases have fixed uplifts by 10% every five years of the term.

Energy Performance Certificate (EPC)

The properties have Energy Asset Ratings as below. Full copies of the EPC's can be obtained by following the links provided below:

54 Bede Street - E (104) [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

56 Bede Street - E (120) [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Anti Money Laundering

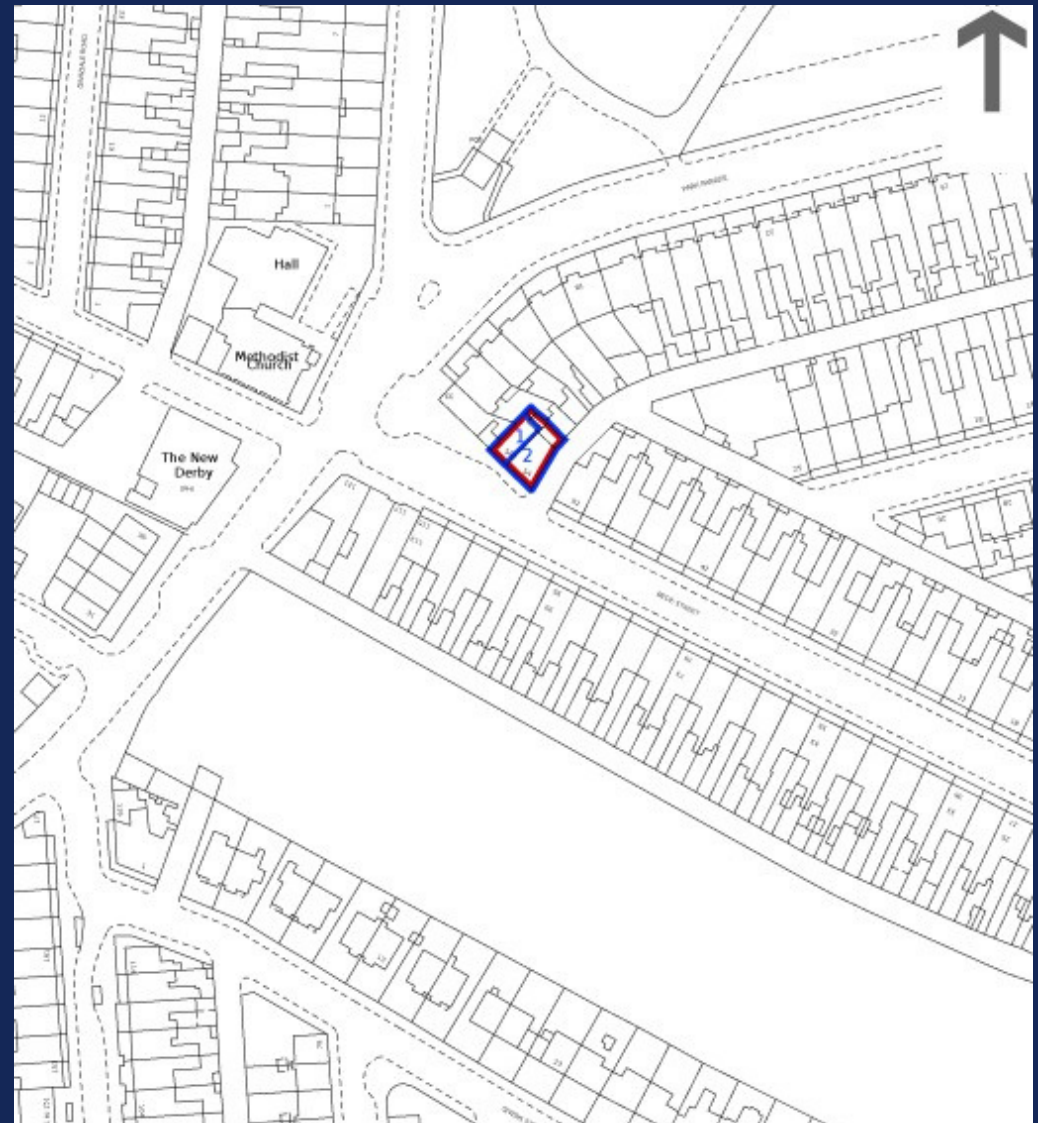
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2025

Contact

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