



# Mountain Daisy

## Freehold

Reduced to **£160,000 Plus VAT**

Mountain Daisy, Hylton Road, Sunderland, Tyne and Wear, SR4 7XT

### AT A GLANCE

- Large Detached Property
- First Floor Function Room
- Grade II\* Listed
- 3 Room Trading Area
- Located on Popular Hylton Road Circuit
- 3 Bedroom Living Accommodation



### Viewing And Further Information

James Boshier

☎ 0113 450 8558

📱 07919 058921

✉ [james@everardcole.co.uk](mailto:james@everardcole.co.uk)





## PROPERTY

A detached property of brick construction extending to 3 storeys under a series of tiled roofs. Inner entrance porch leading through to a large traditional lounge bar area with large bar servery to the rear wall, fixed perimeter seating and chairs and a DJ booth area to one end. Games room with pool playing area and dart throw. To the left hand side of the bar a doorway leads through to tap room that is currently used as a small dining room for circa 20 customers and having a feature tiled fronted bar servery interconnecting with that of the lounge bar for ease of operation. Stairs leading to an impressive function room with raised stage area. The property is Grade II\* Listed.

The living accommodation is located over the second floor and briefly comprises of 3 bedrooms, lounge, kitchen and bathroom.

## PLANNING

We are advised that the property is Grade II\* Listed. We advise prospective purchasers to make their own enquiries with Historic England - Listing Entry 1279894

## UTILITIES

All mains services are connected

## MEASUREMENTS

Total site extends to 0.082 acres. The building footprint extends to 3,079 Sq F (286 Sq m). Measurements taken from a digital mapping platform.

## FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



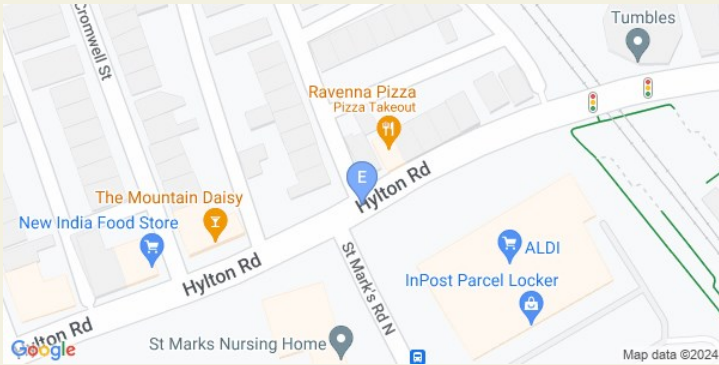
## THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

## RATES & CHARGES

The property is in an area administered by Sunderland Council. The 2023 Rateable Value has been assessed at £6,400. We advise any interested parties to make their own enquiries.



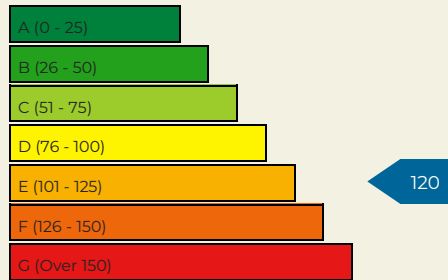


### LOCATION

The pub is situated on the popular Hylton Road circuit, close to a metro station with direct connection to the city centre and Newcastle. The surrounding area is made up of densely populated residential housing and a number of local retail shop units.



### EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge  
01223 370055

Nottingham  
0115 8246442

Leeds  
0113 4508558

Manchester  
0161 8204826

[info@everardcole.co.uk](mailto:info@everardcole.co.uk)  
[www.everardcole.co.uk](http://www.everardcole.co.uk)



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.