

Establishment

Freehold

£575,000 Plus VAT



Establishment, 34 Low Row, Sunderland, Tyne and Wear, SR1 3PY

AT A GLANCE

- CITY CENTRE BAR
- LOCATED IN BUSY STUDENT AREA
- OPEN PLAN TRADING AREA
- OPERATING ON LIMITED HOURS
- EXTERNAL DRINKING AREAS



Property

Inner entrance porch leading through to a spectacular split level open plan trading area consisting of feature bar servery to the left hand side of the building. stairs leading up to a second bar on the mezzanine level with comfy seating for approximately 30 persons and elevated DJ booth. The main trading area is made up of small alcoves and side rooms providing seating for approximately 150 persons on an assortment of high and low stools together with some fixed perimeter seating and vast additional standing areas. we are advised that the property is licensed for 500 persons. The business is currently trading on limited hours and offers huge potential to develop the current trade with extending the opening hours. Current opening hours are Friday and Saturday 6pm - 4.30am.

To the rear of the property is a commercial catering kitchen that is no longer used. Ladies and Gentleman's toilets.

External drinking is provided to the front of the building and an enclosed patio area to the rear both furnished with a range of picnic style timber tables.

Planning

We are advised that the property is not listed, in a conservation area or in a flood zone.

Utilities

All mains services are connected

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

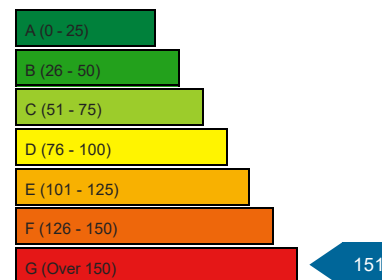
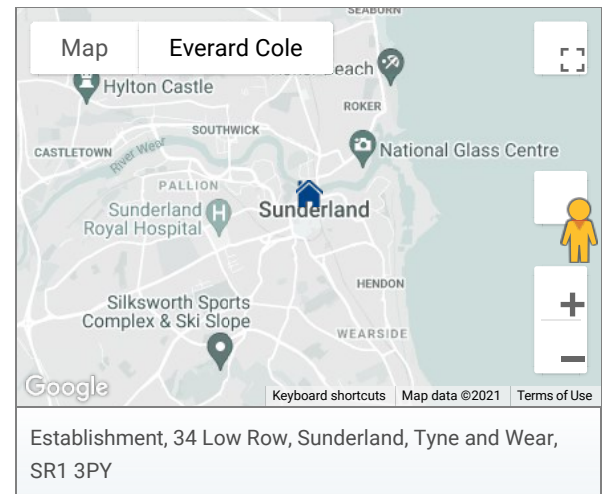
The property is in an area administered by Sunderland Council. The 2017 Rateable Value has been assessed at £43,250. We advise any interested parties to make their own enquiries.

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.

Location

Sunderland is a port city and the administrative centre of the City of Sunderland metropolitan borough in Tyne and Wear, England. Sunderland is situated near the mouth of the River Wear which flows through the city and as well as the city of Durham, situated roughly 12 miles south-west of Sunderland city centre. The property occupies a prominent position on the edge of the University of Sunderland City Campus surround by a number of independent bar, pub and restaurant operators.



Viewing and Further Information

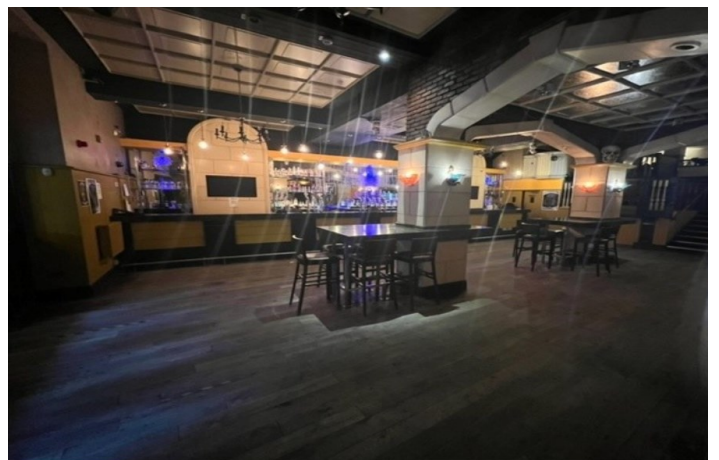


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Contact Everard Cole for no obligation, professional and confidential advice.