



Borneo Bistro

Ref: 6467077

160-162 Hylton Road, Sunderland, SR4 7XU

Freehold: £100,000

- Main road location with parking nearby
- Close to public transport and local amenities
- Densely populated residential suburb
- Scope to reopen or develop new food offering
- Well presented throughout and fully equipt
- EPC Rating C Change of use potential (SSTP)



Borneo's Bistro is a large single storey mid-terraced premises. Currently vacant, the business was extremely popular serving meals to the local community for over 15 years and acquired a reputation for its consistent quality.

With its large glass front, the property takes pride of place on a busy road with a high footfall.

The current owner is selling due to retirement.

Due to the size and location of the property, we anticipate a high level of interest. Prompt viewing is recommended.



Location

This vacant freehold restaurant premises is located on the busy Hylton Road, within the suburb of Hylton, Sunderland, Tyne and Wear. Hylton is a residential suburb approximately a mile from the city centre with a wide cross section of residents that include families, young professionals and students.

Hylton Road is one of the main roads running west to east into the city centre. Within walking distance of the property is the Metro as well as many retail units, pubs/bars, offices, Sunderland Hospital and Sunderland University.

The Opportunity

This is an exciting opportunity to acquire a former Bistro, which occupies a prime trading position in a densely populated district of Sunderland, surrounded by other complimentary commercial properties and businesses as well as the Hospital and University being close-by.

Suitable for a variety of cuisines, the property is in a good condition and comes fully fitted.

Change of use potential subject to planning permission.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.





Internal Details

The premises is configured to provide a spacious service area with "L" shaped counters which link into the main kitchen and prep areas.

The left hand side of the unit is set up for seating for approximately 20-25 covers.

Ground Floor

Open plan food service and customer seating areas, commercial grade kitchen, prep areas, WC's and storage facilities

Customer / Service Area	500sq.ft (46sq.m)
Kitchen / Prep Area	130sq.ft (12sq.m)
Rear Kitchen	135sq.ft (12sq.m)

The property has its own rear access.

Other

Please note that the trading name and brand is NOT included within the sale. We are selling the vacant building and not the business.

Business Rates

The Rateable Value as of 1 April 2023 is £5,400. Confirmation of actual rates payable can be obtained from the local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Marslie McGregor

Business Agent - Pubs & Restaurants

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Newcastle



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