



The Point

Ref: 6450484

Holmeside, Sunderland, SR1 3JE

Freehold: Price on Application

Imposing building with capacity for 2,600

Busy & easily accessible city centre location

2,475sq.m/26,640sq.ft over ground & 1st floor

Two ground floor, interlocking venues

Large events space at first floor level

Possible Lease Available - Energy Rating E



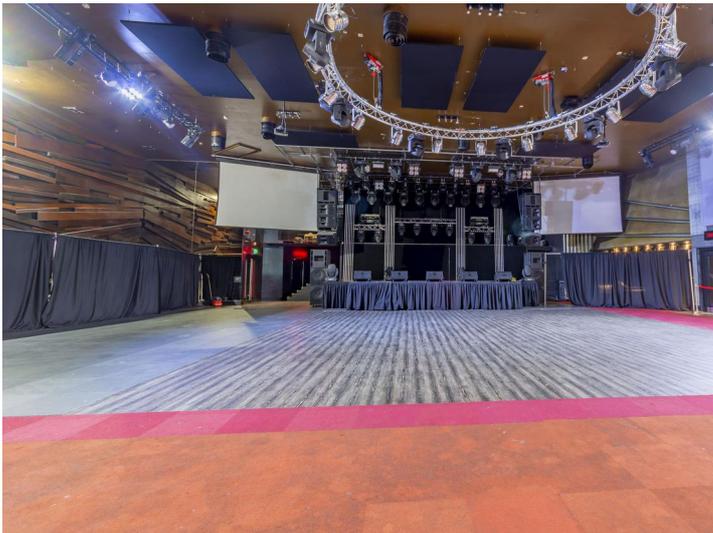
A 2,600 person capacity city centre live music and events venue showcasing atmospheric, dramatic concerts, exhibitions and live music.

Location

The property is situated within the city centre close to the junction of Vine Place and Holmeside and forms part of an established licensed and leisure circuit. The immediate area comprises retail, commercial and leisure uses with an entrance to the Bridges Shopping centre close-by.

The Opportunity

The Point offers a brilliant opportunity for a purchaser to acquire a property with a long standing reputation as a leisure destination. Forming part of a long established circuit, The Point could continue to trade very well with the current format but would lend itself to a variety of licensed and leisure uses.



Ground Floor

The ground floor is subdivided into two interconnecting venues with separate entrances. Live Lounge is as it suggests, a live music venue showcasing local talent on a weekly basis. There is a huge opportunity to introduce a food offering from this space and open longer hours. 800 person capacity.

The second venue, Glitterball operates as a late bar/nightclub and operates on student nights and weekends. 500 person capacity.

Both venues are in turnkey condition and generating good levels of income.

Tenure

The property is offered for sale freehold however, our clients would consider leasing the premises to an experience operator on terms to be negotiated.

Regulatory

Premises Licence



Other Floors

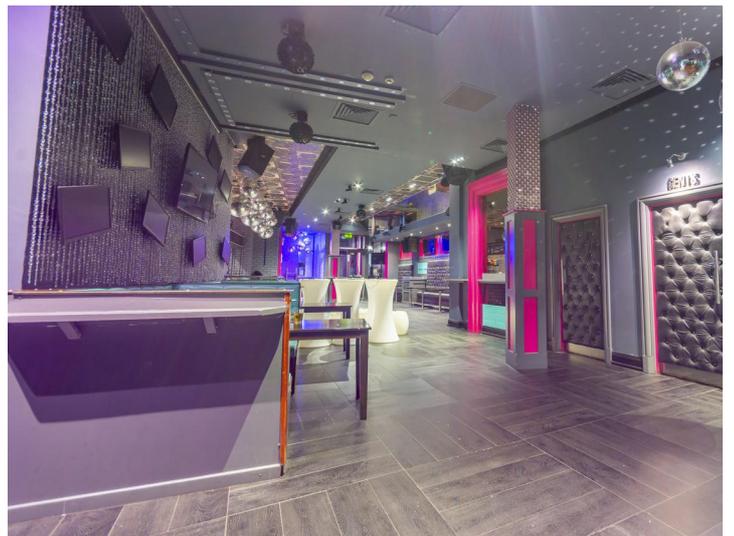
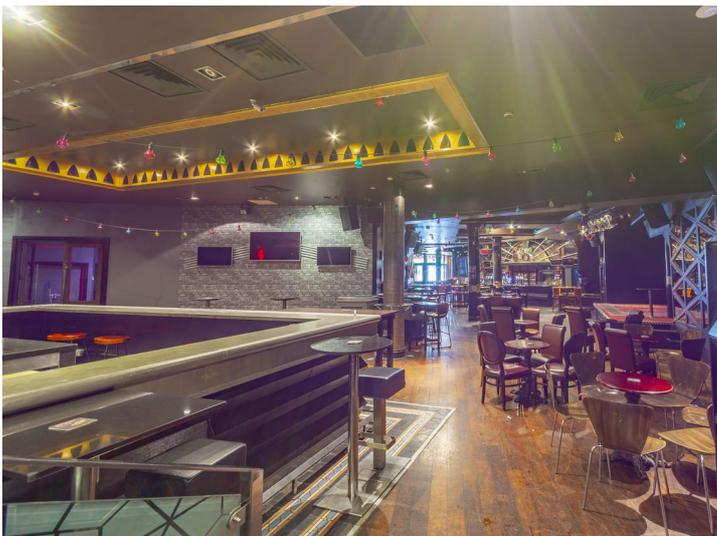
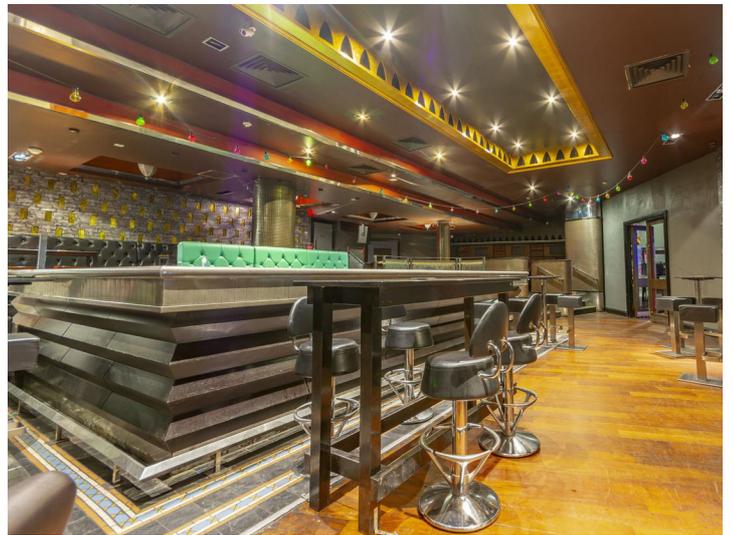
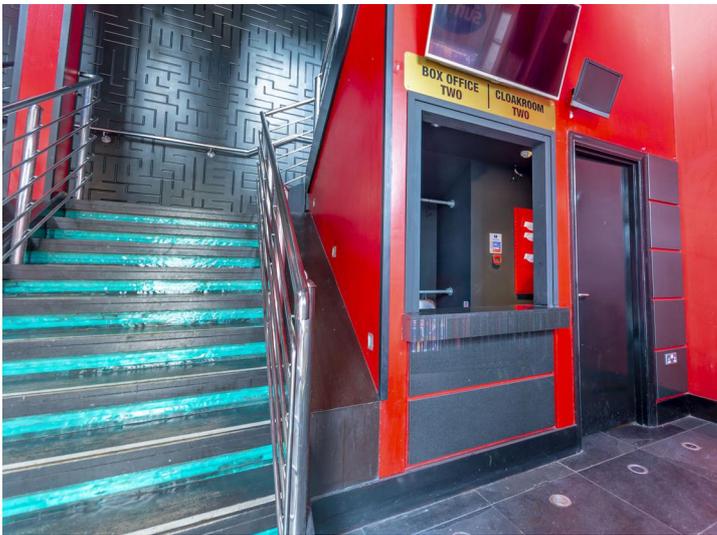
The first floor is a truly multi-functional space which is regularly used for a variety of different events, from live music, stand-up comedy, awards ceremonies and conferences to name some examples.

The space has been heavily invested in and comes equipped with stage, high quality sound and lighting systems and well as acoustic timbering to the walls. There is a main bar servery as well as a number of smaller bars. 1,300 person capacity.

Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our client.







External Details

The property benefits from a Pavement License for 100 people and the Local Authority have looked favourably upon expanding this.

Staff

The Point is currently owner-operated with the support of a team of full and part-time staff. A full schedule can be provided on request.

Trading Hours

The entire premises is licensed from 10.00am to 4.00am seven days.

Currently operated on limited trading hours to suit the operator.



Trading Information

Trading information will be made available to seriously interested parties on request.

Business Rates

Confirmation of business rates payable should 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:

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