



The Albion

Ref: 6450535

Dock Street, East Roker, Sunderland, SR6 0EN

Freehold: £275,000

Long Established

Annualised Net Turnover c.£167k

Wet only and Free of Tie

External Trading Area

Strong Community Following

Fully Licensed - EPC Rating C



The Albion is a two storey property located in a populated housing area, within walking distance to the Stadium of Light and part of an established drinking circuit. This popular wet led and free of tie community pub is supported by plenty of locals.

Well maintained throughout with two trading areas (a bar and good sized lounge), as well as large living accommodation and private rear access. There is a good sized beer garden to the side. The Albion achieves a good level of consistent turnover with room for further potential.

Currently owner operated with a team of staff, the owners are now looking to retire after more than 20 years in the pub.



Location

The Albion is located in Roker, Sunderland, approximately a 20 minute walk from the Stadium of Light, home to Sunderland United.

Roker is a coastal suburb of Sunderland, known for its stunning beach and promenade. The surrounding area has many tourist attractions including The National Glass Centre, Seaburn and Roker beaches, The Stack Entertainment complex, Marine Activities Centre, Roker Park, Watch House Museum. Close by is the busy Sunderland University.

The Opportunity

The Albion presents a great opportunity for an owner operator to purchase this large well positioned and well supported business, and to operate along the same lines as the current owner. Ideally located in primarily a residential area and close to Sunderland Stadium of Light, with a good passing trade, The Albion has been frequented by many locals for many years.

Alternatively, an experienced operator, perhaps with multiple sites, could expand the current offer and look to run as a managed house or an investor may look to purchase the premises and let it to an operator.

Regulatory

Premises License





Internal Details

The main entrance to the property leads into the main bar area. Traditionally decorated with an open fireplace feature seating/standing for c.40 covers.

To the left of the bar is a games room with pool table with a good sized central bar serving both areas. The large lounge is accessed via the main bar area which is also used for private functions, with seating for c.40 covers

Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory. Items personal to the Sellers are excluded.



Ancillary Areas

Basement cellar and storage, customer toilets and access to upstairs accommodation.

Owner's Accommodation

Currently used for storage, the upper floor comprises of a kitchen, bathroom, lounge and two bedrooms.

Trading Hours

Monday to Sunday
10.00am to 11.00pm

Trading Information

Turnover for year ending March 2023 was c.£166,290. Adjusted Net profit for the same period was approximately £70,000.

Trading accounts and barrellage information is available to serious buyers only on request.

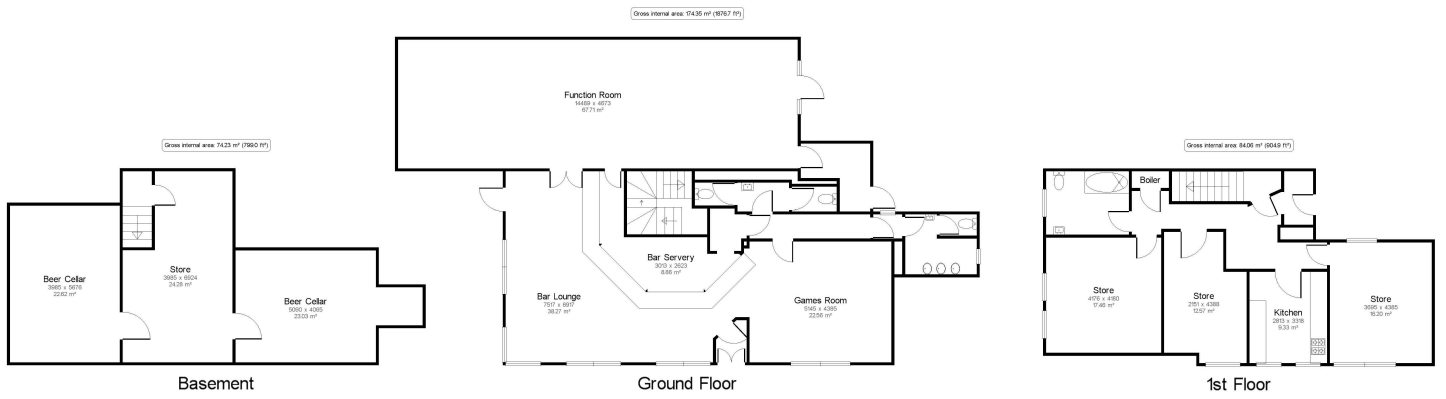
Staff

The business is run by the owner operator with the help of part-time staff.

Business Rates

The Rateable Value as of 1 April 2023 is £2,950. 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



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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