



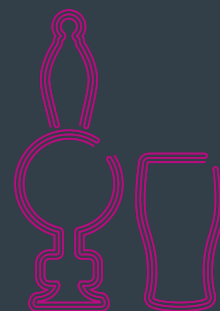
The @venue

Ref: 6450521

26 Zetland Street Roker, Sunderland, SR6 0EQ

Freehold: £550,000

- Long Established & Free of Tie
- Popular with Local Community
- Average Weekly Turnover - £10k net of VAT
- Large External Trading Area/Beer Garden
- Owners/Managers Flat
- Viewings Essential - EPC Rating C



The @venue is a substantial two storey freehold property. Located in a densely populated housing area within walking distance to Stadium of Light and part of an established drinking circuit, this popular community pub and restaurant is supported by plenty of locals and achieves many excellent reviews on TripAdvisor and other websites.

Refurbished and maintained to a high standard throughout, and with three trading areas (a bar, lounge and upper floor restaurant), The @venue achieves a good level of consistent turnover with room for further potential.

The property has a function room for hire, pool table and good sized beer garden at the rear.



Location

The @venue is located in the bustling suburb of Roker, Sunderland, approximately a 15-minute walk from the Stadium of Light, home to Sunderland United.

The surrounding area has many tourist attractions including The award winning Seaburn and Roker beaches, The Stack Entertainment complex, Marine Activities Centre, Roker Park, Watch House Museum, The National Glass Centre and The Anglo-Saxon St Peter's Church. Sunderland also has its own busy University.

The Opportunity

The @venue offers a brilliant opportunity for a purchaser to acquire a property with a long standing reputation. Forming part of a long established circuit, the business could continue to trade very well with the current format.

Internal Details

The ground floor is split to two areas: The Bar & The Lounge.

On entering the property to the left is The Bar area, which is well decorated with football memorabilia, chairs, tables and a pool table. Seating and standing for 120 covers.

Further ahead, The Lounge, offers a more relaxing environment and is used for private functions. Seating and standing for approx. 160 covers

On the upper level is a well-maintained restaurant for 40 covers.







Ancillary Areas

Fully fitted commercial kitchen (currently not used), as well as storage areas, cellar and WCs.

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.

Owner's Accommodation

The owner's accommodation has three bedrooms with a lounge, reception room, kitchen and bathroom.

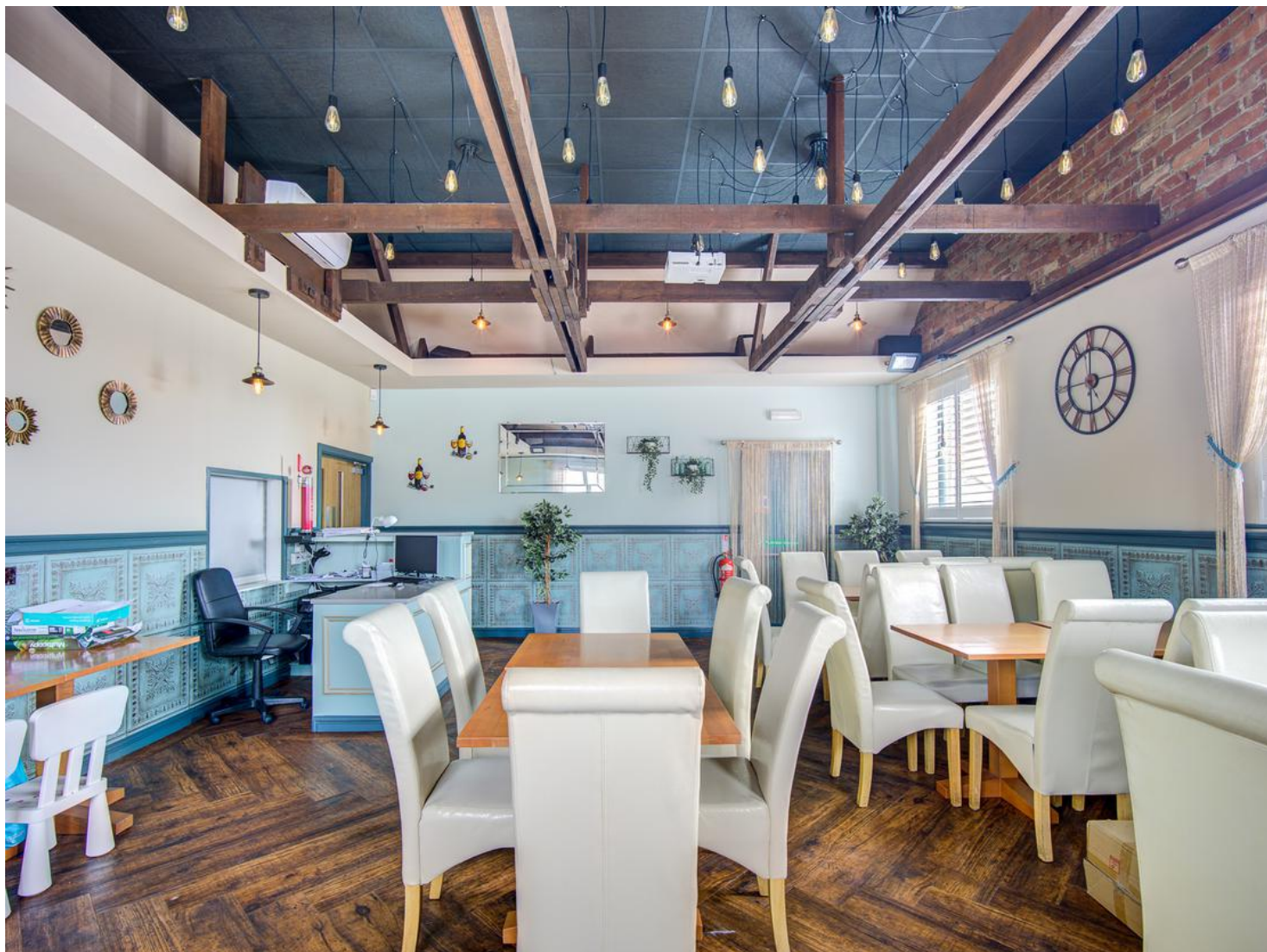


Trading Hours

Monday to Sunday
12.00pm to 11:30pm

Staff

The Qvenue 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 Information

Turnover for Year End 2022 was £529,320.
Brewers' barrels is c.447 per annum (excluding wastage).

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

Business Rates

The Rateable Value as of 1 April 2023 is £25,000. Confirmation of actual rates payable can be obtained from the local Authority.

External Details

To the rear of the property is a good sized beer garden with under cover outdoor bar area, tables, chairs and standing for approximately 185 covers.

Regulatory

Premises Licence





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

M:+44 7813 072 460

E:marslie.mcgregor@christie.com

Newcastle

David Cash

Regional Director (North) - Pubs & Restaurants

M:+44 7736 621 023

E:david.cash@christie.com

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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