



## Fulwell News & Off Licence

Ref: 6411105

268 Fulwell Road, Sunderland, SR6 9AP

Freehold: £250,000

c. £11,000 to £12,000 per week avg weekly T/O

Planning Permission to extend the store.

Prime corner location

Busy residential area

On street parking

Potential to update and extend as per PP. Energy Rating C





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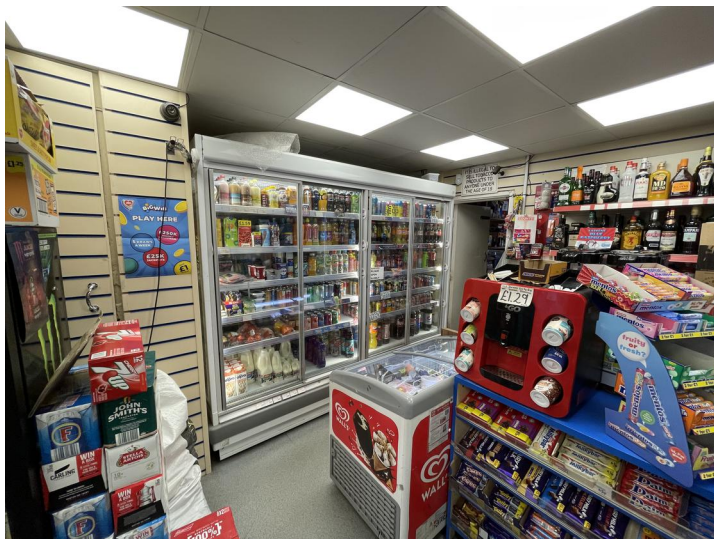
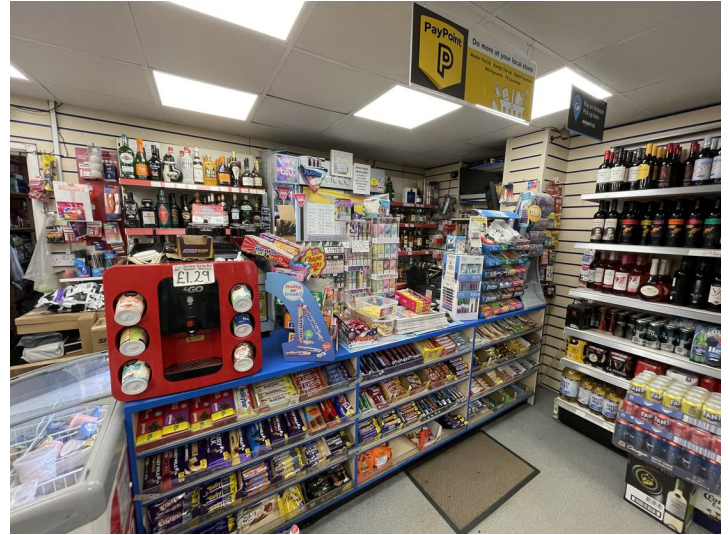
## Location

Situated in the heart of Fulwell, Sunderland. The store is surrounded by residential properties, close to takeaways, pubs & other commercial units. The store is a short work to Seaburn Metro Station and the beautiful Seaburn coast line. The property is placed on the corner of a busy road with on street parking.

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## Description

A freestanding freehold Newsagents & Off Licence with planning permission from the local council to extend the store to the rear, this could be used to expand the retail trading space or to add additional storage. The property also benefits from a boarded loft space which again could be again used for extra storage. The store could be updated throughout and is currently free of tie.



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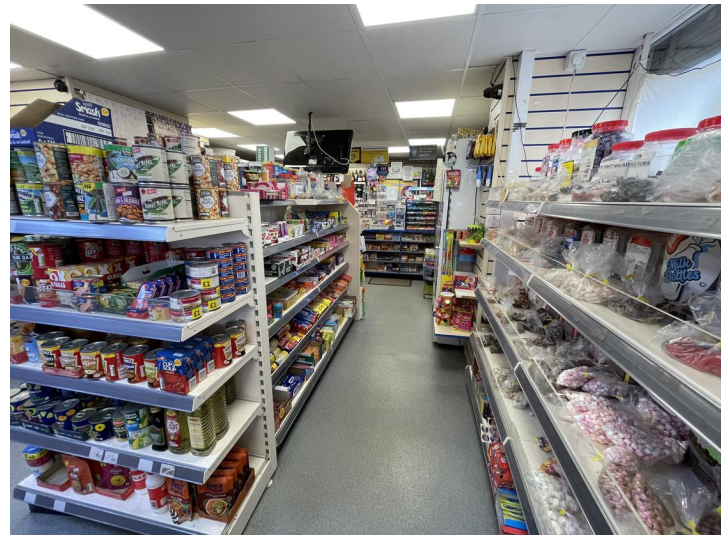
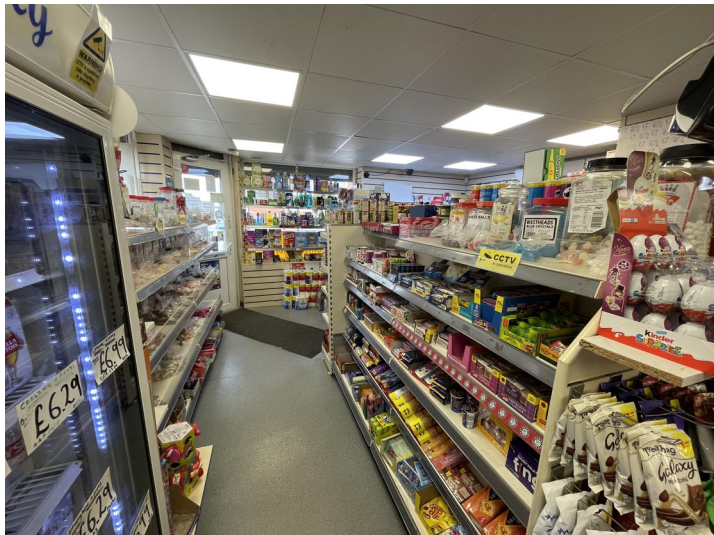
## Internal Details

One till position with coffee machine, vapes, confectionary, alcohol, chest freezer, double drinkers chiller, one central gondola aisle, one stand alone drinks chiller, cards, stationary, 'pick n mix' section, newspapers, magazines, small convenience section and sweets. To the rear of the store there is a storage/stock area with kitchen sink, separate toilet and access to the external courtyard.

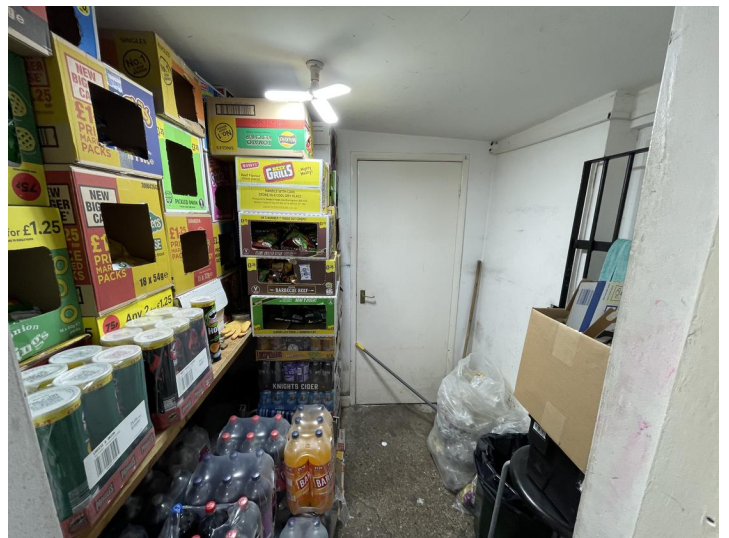
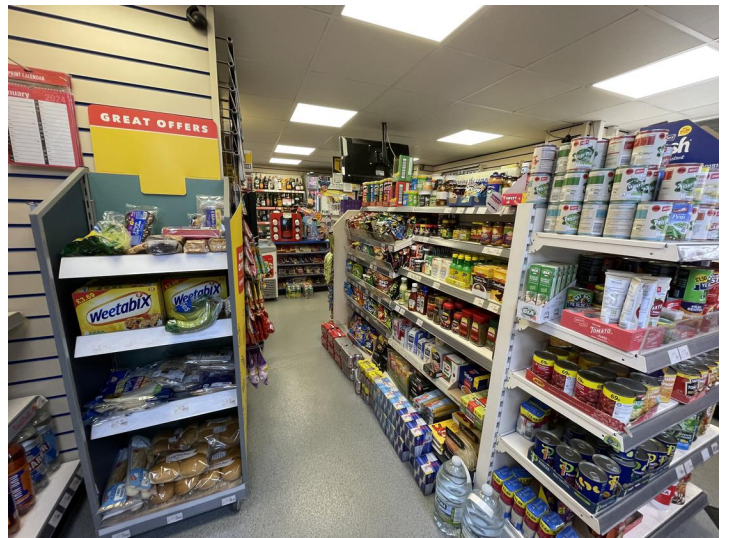
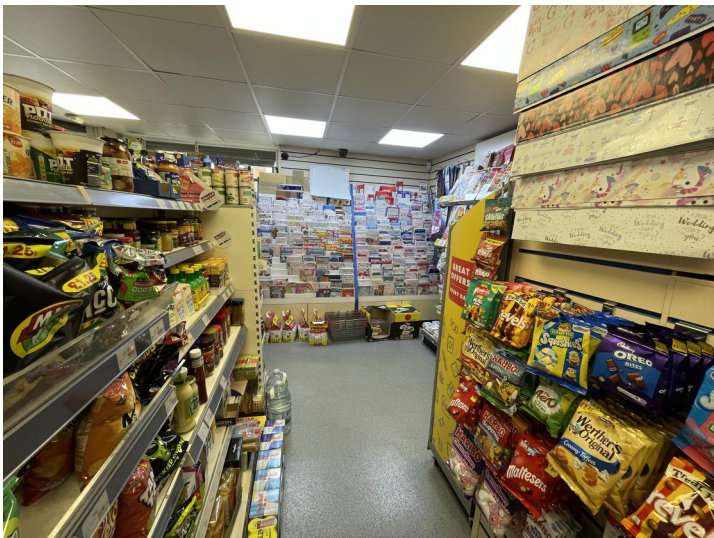
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## Fixtures & Fittings

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.









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### External Details

A corner plot with no accommodation, the rear of the property has a roller garage door leading to a courtyard area, which could be used for parking and deliveries, the current owners have planning permission to extend the property, this could be used to extend retail trading space or storage area.

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### The Opportunity

A freehold independent newsagents & off licence, the store is currently family run with no staff. The store benefits from being situated in a highly visible location, has the potential with the current planning permission to extend the store, potential to join a symbol group and extending the current trading hours.

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### Staff

Family run with no members of staff.



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### Trading Information

The sales are c. £11,000 to £12,000 per week excluding VAT & commission.

Full trading information will be provided to seriously interested parties upon request.

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### Trading Hours

Monday to Thursday 6:00am - 8:00pm

Friday & Saturday: 6.00am - 8:00pm

Sunday: 6:00am - 8:00pm

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### Tenure

Freehold

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### Planning Permissions

Planning consent has been granted for the erection of a single storey side extension to create a store room, under reference number 24/00491/FUL. Please visit Sunderland City Council's Planning Portal for full details.

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### Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.

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## 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:

### Robert O'Brien

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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.



For full information on Christie Insurance please call 03330 107189