

Retail | Eateries | Pubs | Leisure | Care | Hotels



## Hylton Chinese Take Away

229 Hylton Road, Sunderland SR4 7XA

- Freehold Chinese Takeaway
- Fully Equipped Kitchen
- Excellent Passing Trade
- Same Ownership 40+ Years
- Two Bedroom Flat
- Total Floor Area 104 sq. m. (1,125 sq. ft.)
- Business Currently Still Trading
- Ideal Investment or Owner Operator

**Price: £99,950 Freehold**

# BUSINESS FOR SALE

## Location

Hylton Chinese Takeaway is situated in a prime location on Hylton Road, less than 1 mile from Sunderland City centre. Hylton Road is one of the main routes into the City and therefore benefits excellent footfall and passing trade. Sunderland Royal Hospital is just around the corner.

## Description

A two storey mid terrace building with pitched slate roof. The ground floor is 675.63 sq. ft. (62.77 sq. m.) consists of a customer waiting/service area, fully equipped kitchen, store room and raised level bathroom.

The first floor flat has a private entrance to the front of the property but can also be accessed internally from the takeaway, It consists two bedrooms and living room.

The takeaway is still trading selling a selection of Peking, Szechuen & Cantonese cuisines. It is reluctantly being placed on the market due to our client wishing to retire after 40+ years.

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Customer Service Area	24.96	268.66
Kitchen	14.76	158.87
Store	6.0	64.58
Store/Prep Area	17.05	183.52
<b>First Floor</b>		
Bathroom	4.0	43.05
Living Room	15.91	171.25
Bedroom	15.48	166.62
Bedroom	6.38	68.67
<b>Total</b>	<b>104.54</b>	<b>1,125.24</b>

## Price

£99,950

## Tenure

Freehold

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,850

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax Band

Band A

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H998 (Version 1)**

**Amended 15<sup>th</sup> July 2024**

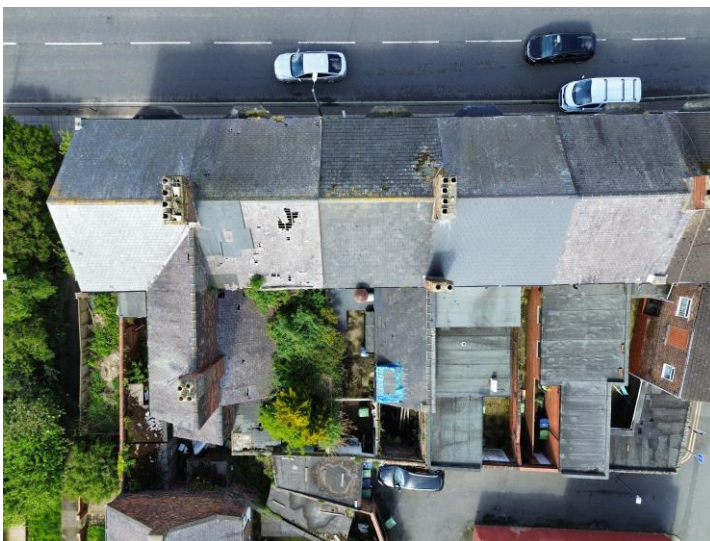


# BUSINESS FOR SALE





# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



**RICS**

The mark of  
property professionalism worldwide



# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



**RICS**

The mark of  
property professionalism worldwide