



Mixed Use Investment

279 - 281 Southwick Road, Sunderland SR5 2AB

- Tenanted Takeaway & Two Bed Flat
- Combined Rental Income £16,800 per annum
- Takeaway circa 1,065.7 sq. ft. (99 sq. m.)
- Flat circa 645 sq. ft. (59.93 sq. m.)
- Excellent Passing Trade
- 13.44 % Yield on Guide Price
- Excellent Investment Opportunity

Auction Guide Price: £125,000 +

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

Southwick is a busy suburb of Sunderland, with a large residential population. The centre of Southwick is made up of a bustling retail area and the subject business is on a busy parade and enjoys a large amount of footfall and passing traffic. The A19 and Sunderland City Centre are all within easy reach, by either public transport or car and there is ample free car parking in and around Southwick centre.

Description

A mid terrace two storey property, consisting a first floor two bedroom flat and a ground floor takeaway, both units are currently tenanted.

The takeaway unit was recently tenanted and is approx. 99 sq. m. (1,065.7 sq. ft.), consisting open plan service/kitchen area, two large prep rooms and staff w/c facilities.

The flat being 59.93 sq. m. (645.08 sq. ft.) has a private entrance and is located on the first floor consisting living room, kitchen, bathroom and 2 bedrooms.

Rental Income

Unit	Tenant	Rental Income	Lease
Retail	Takeaway	£9,600 p/a	5 Year FRI from 15/01/2025
Flat	Private	£7,200 p/a	AST

Yield

13.44 yield based on the guide price.

Tenure

Freehold

Auction Guide Price

£125,000 +

Rateable Value (281 Southwick Road)

The 2025 Rating List entry is Rateable Value £5,900

Council Tax (279 Southwick Road)

Band A

Viewing

Strictly by appointment through this office

Auction

Terms and conditions apply, see website www.agentspropertyauction.com

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Important Notice

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