

FOR SALE
272.14 Sq M



BAR JUSTICE, 47 WEST SUNNYSIDE, SUNDERLAND, SR1 1BA

- Superb bar/ pub opportunity
- Located in the popular Sunnyside area of Sunderland
- Understood to have been trading c.6k pw Net of VAT fye 10/2022.

DGRE

BAR JUSTICE, 47 WEST SUNNISIDE, SUNDERLAND, SR1 1BA

Excellent pub/bar opportunity.

The property is located within the West Sunnyside area of Sunderland city centre which lies to the east of the main retail area of the city. The surrounding area is characterised by a variety of commercial properties including offices, bars, restaurants and cafes with upper floor residential apartments.

Location

Superbly positioned in the central business core being only 350m from Sunderland's new railway station & within the Sunnyside Conservation area.

Sunnyside has undergone a remarkable transformation, emerging as a hub for culture, cinema, fine dining, entertainment, and the arts within the city. It's a place where the city's heartbeat resonates, offering a dynamic and vibrant environment.

This property provides you with the opportunity to immerse yourself in the thriving culture and professional landscape of Sunnyside.

Accommodation

To the ground floor, the accommodation comprises an entrance hallway with wood strip flooring and staircase leading to the first floor.

Double hardwood doors then take through to the main bar/lounge and restaurant trading area, which is attractively presented throughout with feature, bare brick walls.

To the rear of the property, you'll find another lobby area with disability compliant customer W/C and a fire exit.

To the first floor, you'll find another seating area with cocktail bar area.

There is a bottle store at the rear, an external patio area and a commercial catering kitchen. Customer W/Cs can also be found on the first floor.

The second floor comprises offices, storage space, staff rooms and a W/C.

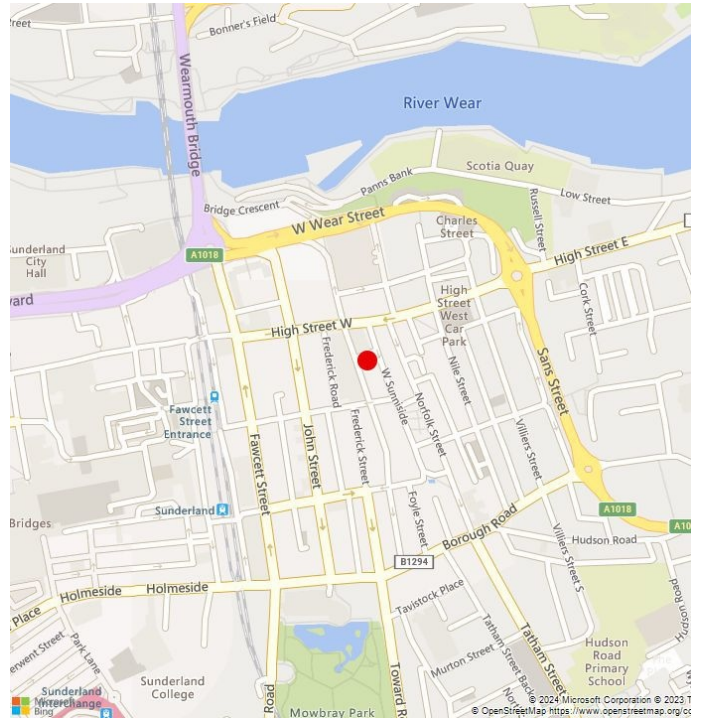
	Sq M	Sq Ft
Ground floor	130.83	1,408.25
First floor	37.66	405.37
First floor - half landing	64.7	696.43
Second floor	38.95	419.26
TOTAL	272.14	2,929.31

Planning Information

Understood to have planning for its current use

Services

Understood to be connected to all mains services.



Additional Information

Price

£315,000 for the Freehold

EPC

This property has a valid EPC expiring 19th March 2033.

EPC Rating: B (39)

Viewing

By appointment through DGRE only.

Shauny Robinson
srobinson@dgre.uk