



MICHAEL HODGSON

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BRANDLING STREET SOUTH, SUNDERLAND

£175,000

INVESTMENT / DEVELOPMENT OPPORTUNITY - An exciting and rare to the market investment / development opportunity comprising of a Multi Unit property split into 4 no units situated on Brandling Street South just off Roker Avenue that should be viewed to be fully appreciated. Roker offers an excellent location being within close proximity to the sea front, Sunderland University and City Centre. The property comprises of a First Floor 2 Bed Flat, a Ground Floor 1 Bed Flat, a Ground Floor Lockup Shop / Storage Unit and a 3 Bed House / Maisonette. 3 of the units are currently vacant, however, the first floor flat is currently tenanted at a passing rent of £450 per month, £5400 per annum. Viewing is highly recommended

Investment / Development Opportunity	4no Units
1 x 2 Bed Flat	1 x 3 Bed Maisonette / Flat
1 x Shop / Storage	1 x 1 Bed Flat
Excellent Opportunity	EPC Ratings: Upon Request



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SHOP - BRANDLING STREET - NO 7

The property comprises of a ground lock up shop providing a small sales/office area and a rear workshop/store accessed via a roller shutter.

HOUSE / MAISONETTE - NO 7A

Currently vacant

Entrance Hall

Radiator, stairs to the first floor, door to the rear.

Living Room/Kitchen

16'0" x 12'5"

Double glazed window, double radiator, the kitchen has a range of floor and wall units, sink and drainer with mixer tap, electric oven, electric hob with extractor over.

First Floor

Landing, double glazed window.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath, double glazed window, radiator.

Bedroom 1

13'1" x 9'2"

Double glazed window, radiator.

Bedroom 2

6'10" x 9'7"

Double glazed window, radiator.

Bedroom 3

9'3" max x 9'5" max

Double glazed window, radiator, cupboard with wall mounted gas central heating boiler.

GROUND FLOOR FLAT - NO 8A

Currently Vacant

Entrance Hall

Radiator.

Living Room

13'0" x 10'11"

Double glazed window, radiator.

Bedroom 1

10'10" x 10'3"

Double glazed window, radiator.

Kitchen

10'11" x 10'1"

Range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, wall mounted double glazed window, radiator, tiled floor, electric oven, electric hob.

Bathroom

White suite comprising of a low level WC, pedestal basin, two double glazed windows, bath with mixer tap and shower attachment.

FIRST FLOOR FLAT - NO 8

Currently let at a rental of £450 per month, £5400 per annum it has been advised.

Entrance Vestibule

Stairs to the first floor.

First Floor

Landing

Living Room

13'2" x 12'7"

Double glazed window, radiator.

Kitchen

10'2" x 12'2"

Range of floor and wall units, tiled splash back, electric oven, electric hob, double glazed window, wall mounted has central heating.

Bedroom 1

7'4" x 13'10"

Double glazed window.

Bedroom 2

double glazed window, radiator

Bathroom

Low level WC, pedestal basin, bath, double glazed window, radiator.

TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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