



## Mixed Use Investment

139-141 Chester Road, Sunderland SR4 7HS

- Ground Floor Restaurant & Three Bedroom Flat
- Restaurant Floor Area 77.4 sq. m. (833 sq. ft.)
- Flat Floor Area 56 sq. m. (604 sq. ft.)
- Rental Income from Restaurant £13,520 per annum
- Rental Income from Flat £1,400 per annum (Only 1 of the 3 Bedrooms let)
- Potential Future Rental Growth
- Prominent Main Road Position
- Excellent Investment Opportunity

**Price: £260,000 Freehold**

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## Location

The property is located on Chester Road (A183) approximately 1 mile from Sunderland City centre. Chester Road is one of the main routes into the City and therefore benefits from a large amount of passing trade. The property is also close to the Sunderland Royal Hospital which produces heavy footfall.

## Description

A mid-detached two storey property of red brick construction with pitched slate roof. The property consists ground floor restaurant and three bedroom flat both of which are tenanted. The flat is let out on a bedroom only basis, there is only 1 currently occupied.

Area	Sq. m.	Sq. ft.
<b>141 Chester Road</b>		
<b>Ground Floor</b>		
Restaurant /Bar Area	52.45	564.56
W.C Facilities x 3	8.6	92.56
Kitchen	16.41	176.63
<b>Total</b>	<b>77.46</b>	<b>833.77</b>
<b>139 Chester Road</b>		
<b>First Floor</b>		
Kitchen	9.57	103.01
Bedroom	17.6	189.44
Bedroom	18.0	193.75
Bedroom	5.69	61.24
Bathroom	5.33	57.37
<b>Total</b>	<b>56.19</b>	<b>604.82</b>
<b>Combined Total</b>	<b>133.65</b>	<b>1,438.59</b>

## Rental Income / Tenancy

### 141 Chester Road

Tenant – Chesters Lounge  
Rent - £13,520 per annum  
Lease – 10 years from 2020

### 139 Chester Road

Tenant – Private tenant  
Rent - £1,440 per annum (only 1 of the 3 bedrooms are let)  
Lease – Rolling

## Tenure

Freehold

## Price

£260,000

## Viewing

Strictly by appointment through this office.

## Rateable Value (141 Chester Road)

The 2025 Rating List entry is Rateable Value £9,700

## Council Tax Band (139 Chester Road)

Band A

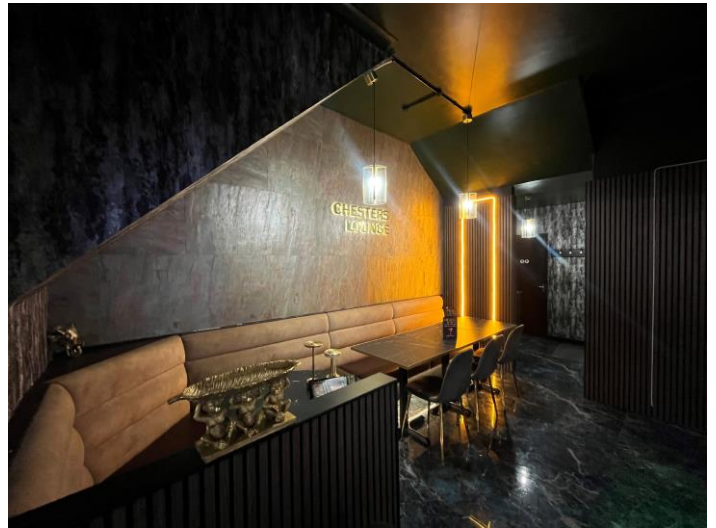
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: I163 (Version 1)**

**Prepared: 06<sup>th</sup> February 2025**

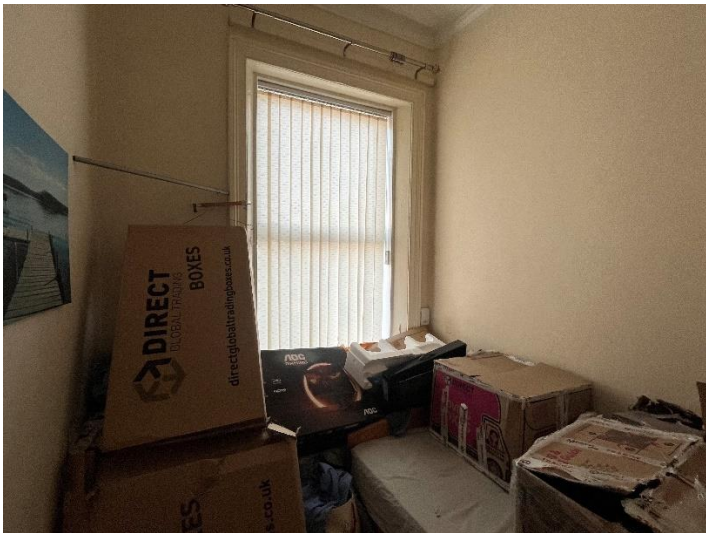
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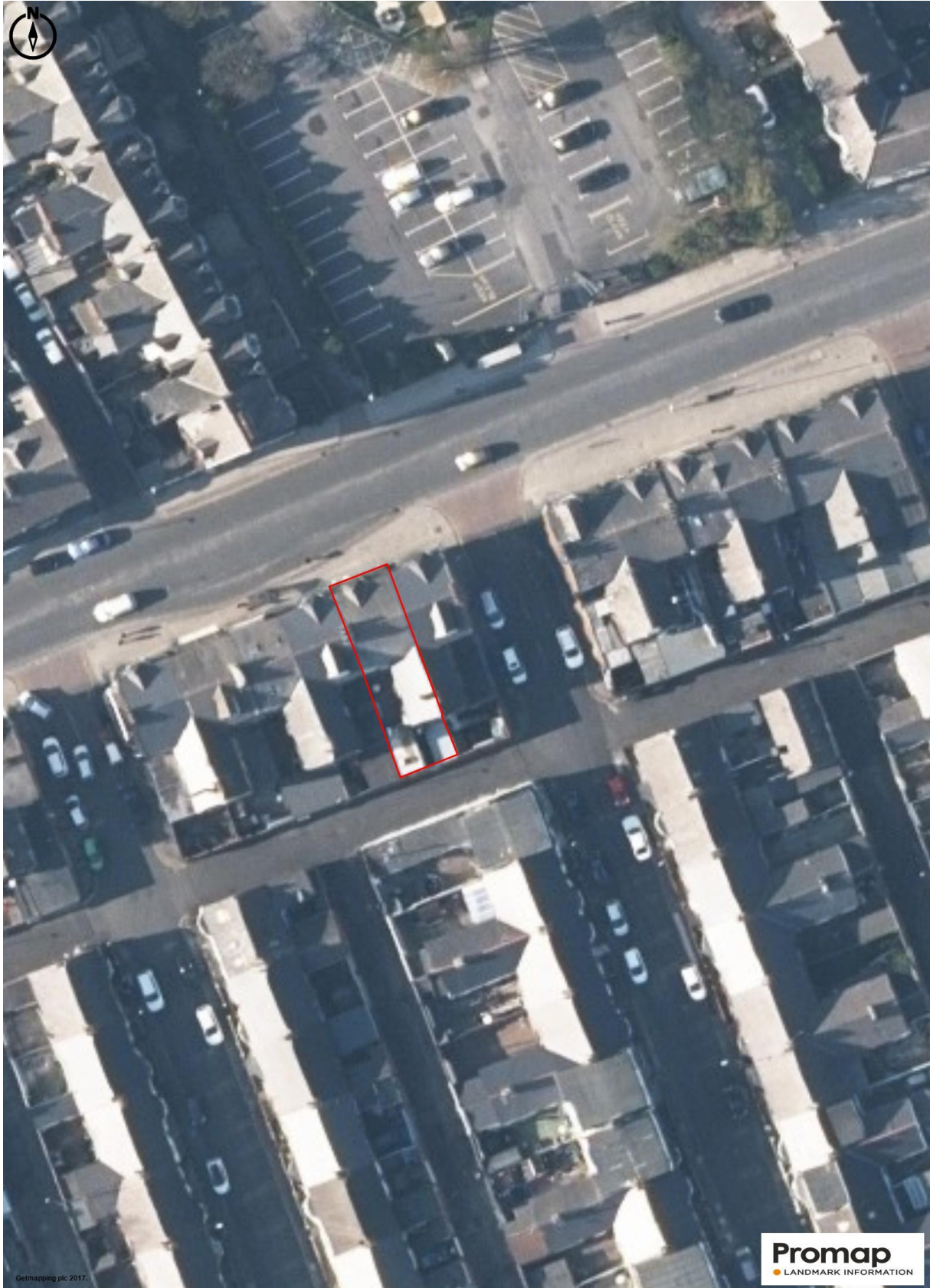
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