



Mix 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 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 27th February 2025

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

Live online auction, bidding starts Thursday 27th February 2025, 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

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.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

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Prepared 30th January 2025

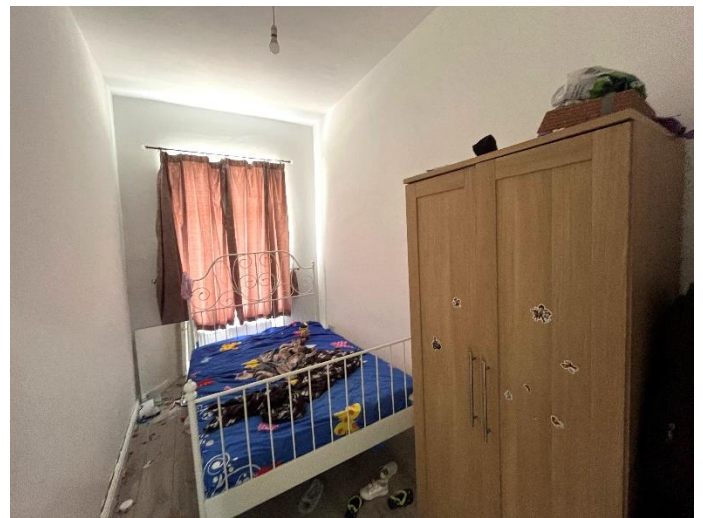
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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.

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