



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 +

For Sale by Auction. Live Online Auction, bidding starts Monday 31st March 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 Monday 31st March 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

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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.

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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