



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

Freehold: £249,950

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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 of 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.
141 Chester Road		
Ground Floor		
Restaurant /Bar Area	52.45	564.56
W.C Facilities x 3	8.6	92.56
Kitchen	16.41	176.63
Total	77.46	833.77
139 Chester Road		
First Floor		
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
Total	56.19	604.82
Combined Total	133.65	1,438.59

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

£249,950

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

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.

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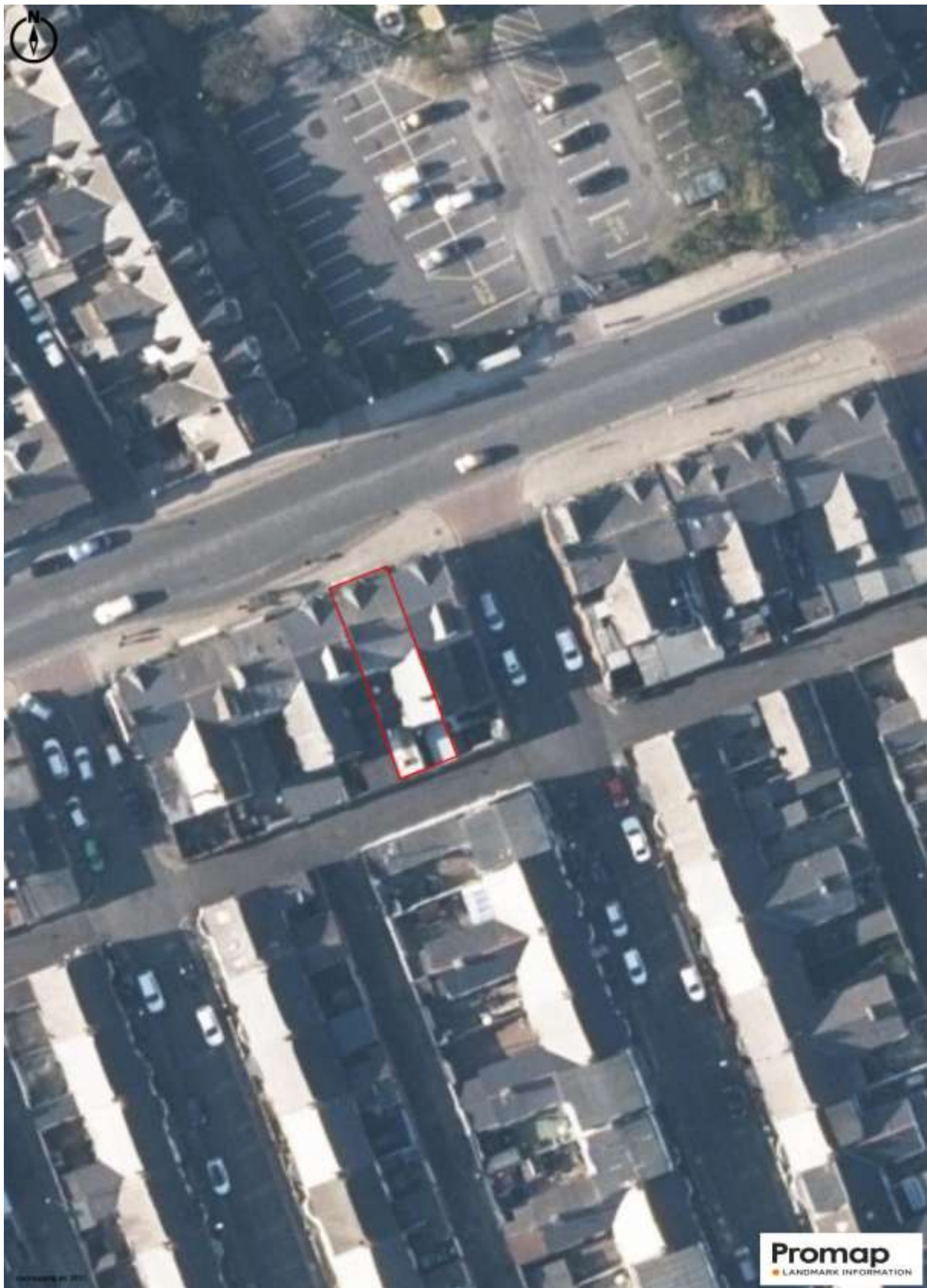
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