

- Tenanted two storey investment with established income
- Current rental income of £6,720 per annum
- Let to Dignity Funerals Ltd, a recognised national operator
- Tenant holding over following expiry of the previous lease term
- Net internal area 85.06 sq. m. (915 sq. ft.)
- Prominent position within the established Southwick retail area
- Attractive gross yield of approximately 19.2%



**6 The Green,
Southwick,
Sunderland SR5 2JE**

Auction Guide Price £35,000 +

For Sale by Auction. Thursday 10th December 2026

T's & C's apply. see website: agentspropertyauction.com

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Location

6 The Green occupies a prominent position within the established Southwick district of Sunderland, fronting The Green and benefiting from excellent visibility within a busy local commercial and residential area. The property is situated approximately 2 miles north-west of Sunderland City Centre and enjoys convenient access to the A1231 Wessington Way, providing direct links to the A19 and wider regional road network.

Southwick is a densely populated suburb with a strong mix of residential housing, local retailers, professional services, takeaways and community facilities, generating consistent pedestrian and vehicular traffic throughout the day. The immediate vicinity benefits from good public transport connections, with regular bus services operating nearby and Southwick Metro Station within walking distance, providing access to Sunderland, Newcastle upon Tyne and surrounding areas.

The property is located amongst a range of established national businesses and amenities, making it well suited to a variety of commercial occupiers seeking a highly accessible location within a well-established Sunderland suburb.

Description

The property comprises an end-terrace, two-storey commercial building of traditional brick construction beneath a pitched roof. The accommodation extends to approximately 85.06 sq m (915 sq ft) overall and is configured to suit its long-established use as a funeral directors. The ground floor extends to approximately 53.44 sq m (575 sq ft) and comprises a reception/waiting area, chapel of rest, holding room, kitchen, WC and disabled WC facilities. The first floor provides approximately 31.62 sq m (340 sq ft) of ancillary accommodation comprising two spacious offices/storerooms.

The property benefits from gas-fired central heating throughout, served by a Baxi boiler, and has been maintained to a good standard by the tenant.

The premises have been occupied as a funeral directors since 1989 and are currently let to Dignity Funerals Limited (trading as Forsters Funeral Services). The tenant entered into a 10-year lease commencing 22 September 2015 and expiring 21 September 2025 and remains in occupation by way of a holding-over tenancy. The current passing rent is £6,720 per annum.

This represents an attractive opportunity to acquire a well-established commercial investment with a long-standing occupier and a proven trading history from this location. The property's continued occupation by a national operator provides investors with an income-producing asset offering future asset management and rental growth potential.

Component	Description	Tenant	Floor Area		Rent (per annum)	Lease Details
			Sq. m	Sq. ft.		
6 The Green	Ground & First Floor Unit	Dignity (Forsters Funeral Services)	85.06	915.57	£6,720	10 year FRI Lease beginning on & including 24/02/2016 & ending on & including 21/09/2025. (Rolling over)

Yield

Total rental income: £6,720 per annum, reflecting an attractive yield of 19.2 %

Tenure

Freehold

Auction Guide Price

£35,000 +

Title number

TY302218



Auction

Thursday 10th December 2026 - Auction terms and conditions apply, see website agentspropertyauction.com (Option 1)

Viewing Arrangements

Strictly by appointment through this office.

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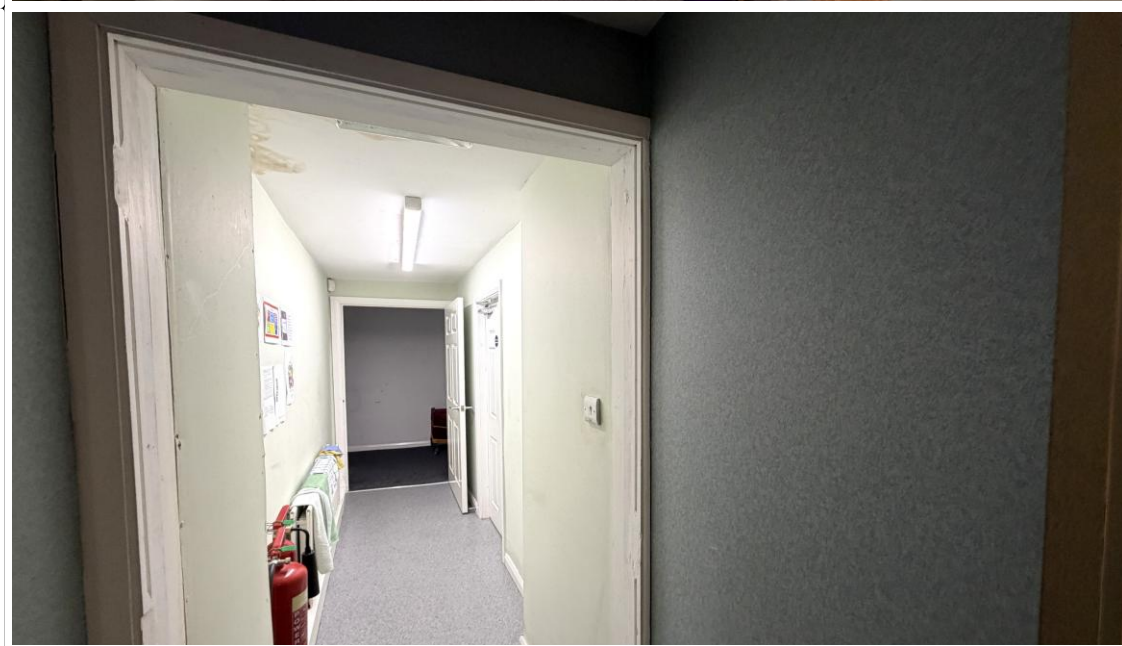
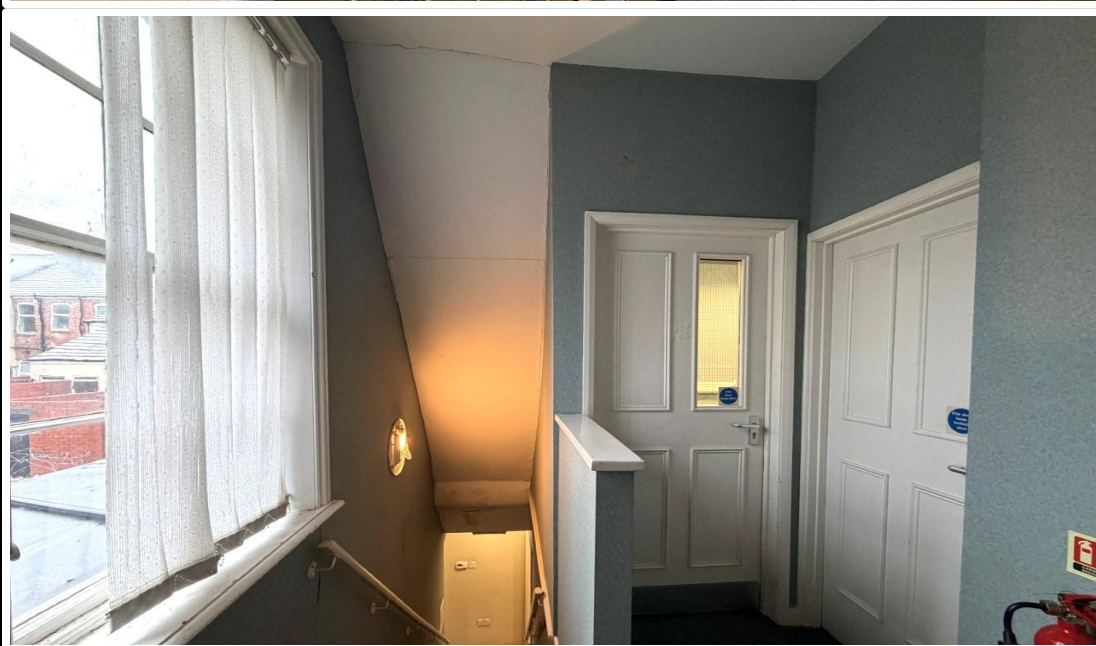
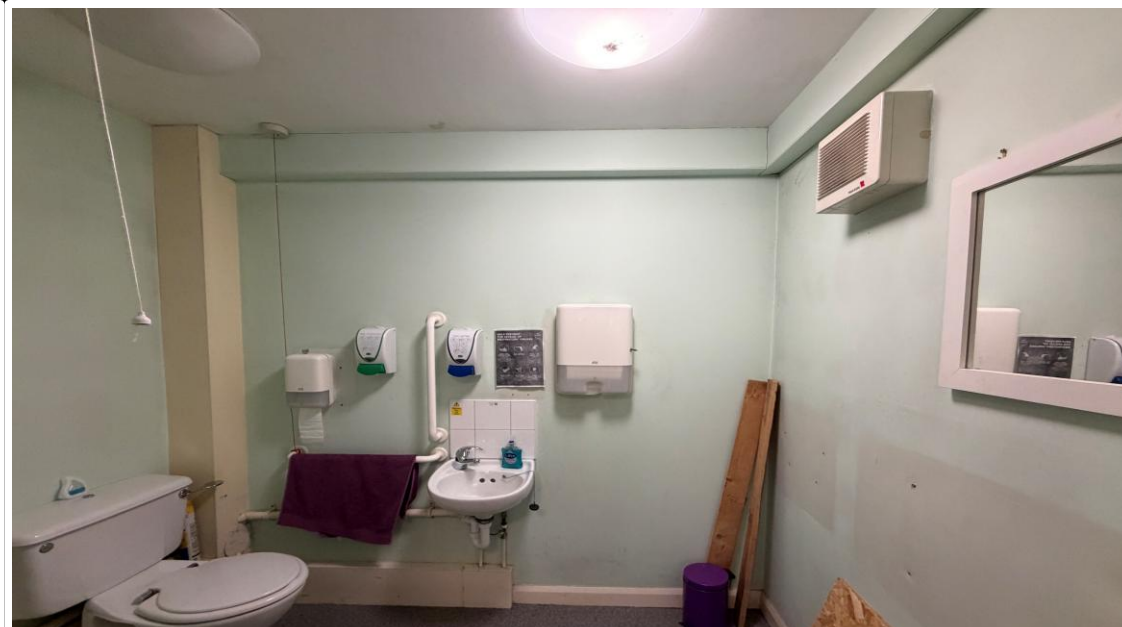
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Prepared 27th October 2026

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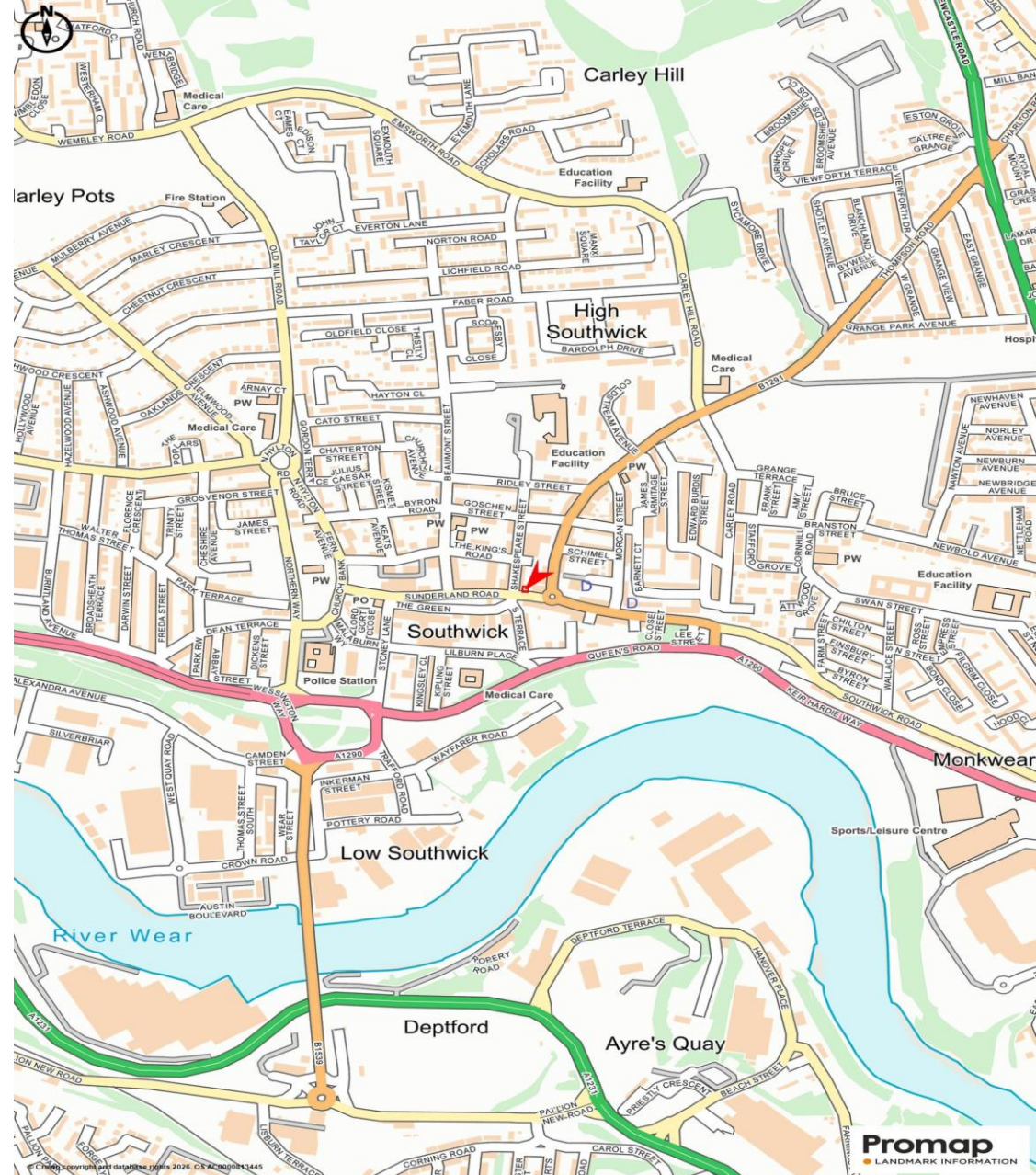
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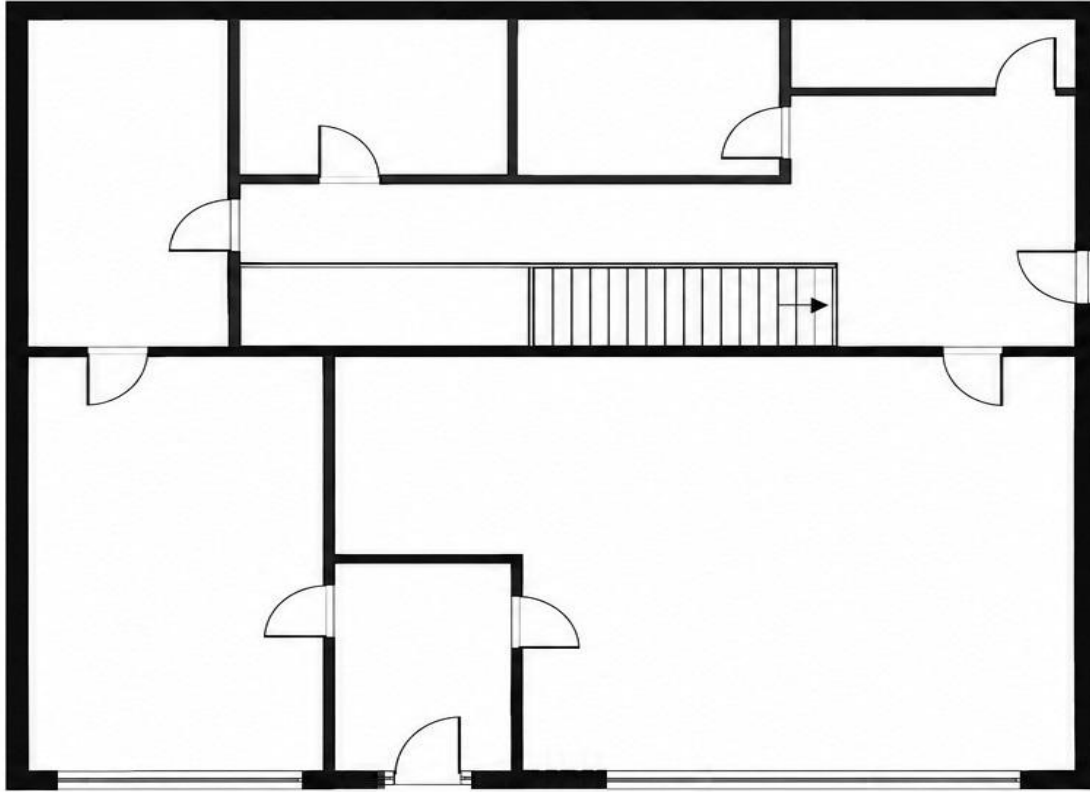
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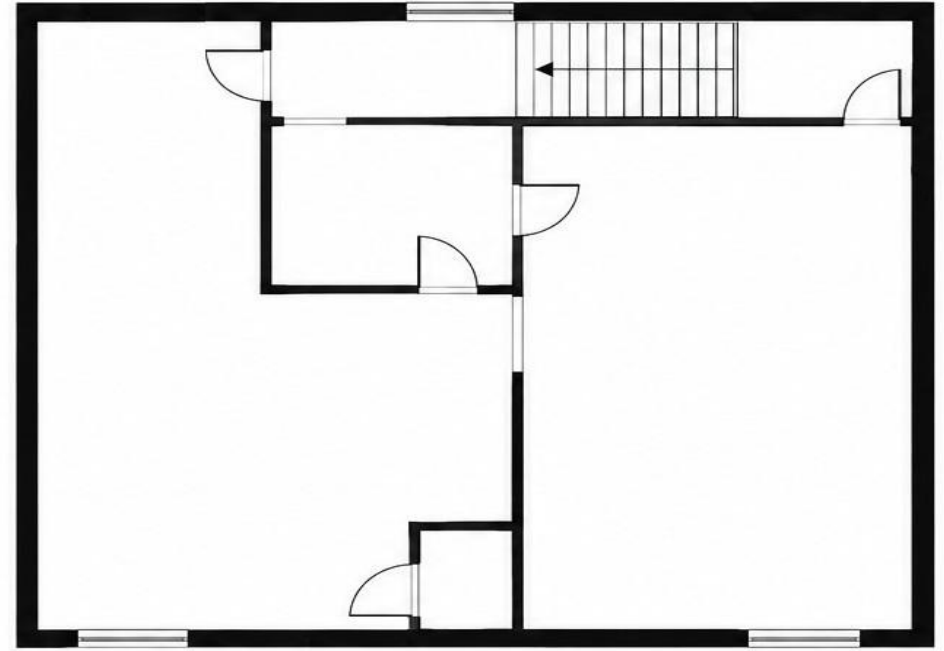
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DIGNITY FUNERALS
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GROUND FLOOR



FIRST FLOOR



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