



## Leisure in SR5

Haswell Court, Quay West Business Village,, Sunderland, Tyne and Wear, SR5 2AR

**£140,000** Starting Bid

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Investment Opportunity
- ✓ Close to local amenities
- ✓ Quay West Business Village
- ✓ Great Connectivity
- ✓ Viewing Recommended

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

An excellent opportunity to acquire a fully let commercial investment property situated within the popular Quay West Business Village in Sunderland. The property is currently occupied by two established tenants and generates a combined rental income of £1,725 per calendar month (£20,700 incVAT per annum), making it an attractive ready-made investment.

The unit is arranged over two floors, providing flexible commercial accommodation suitable for a variety of uses.

The ground floor is currently occupied by a well-established hot and cold food deli, benefiting from regular custom from nearby businesses and the surrounding commercial area.

The first floor is let separately and provides a large open plan office space, complemented by a private office/meeting room and WC facilities, making it ideal for professional or administrative use.

Located within Quay West Business Village, the property benefits from a well-established business environment with convenient access to the A1231 and A19, providing excellent connectivity throughout Sunderland and the wider North East region.

This property represents an ideal purchase for investors seeking a hands-off commercial investment with immediate income and existing tenants in place.

Price: Starting Bid £140,000

Property Type: Leisure

Business Type: General Dealers

Internal Size: 657 Square Feet

External Size: 657 Square Feet

Parking: Allocated

## Location

Located within Quay West Business Village, the property benefits from a well-established business environment with convenient access to the A1231 and A19, providing excellent connectivity throughout Sunderland and the wider North East region

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## Accommodation

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## EPC

Available upon request (rating B).

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## Tenure

Leasehold of 125 years from 1 January 2009. Title number TY494641

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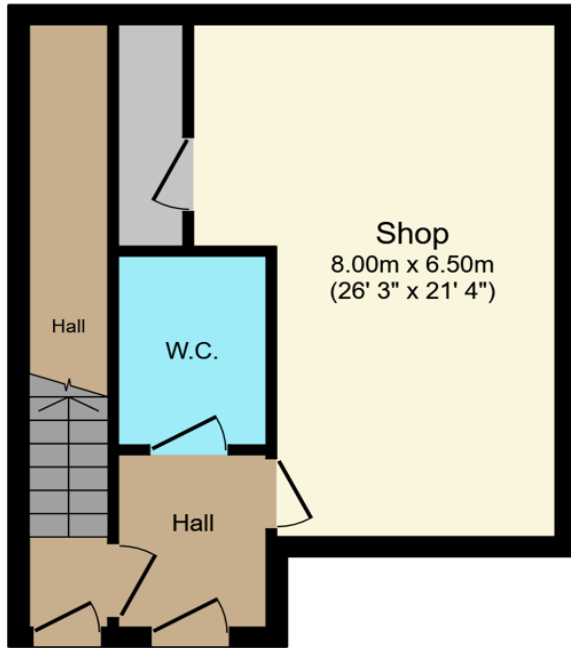
## VAT

We are advised VAT is applicable on the purchase price.

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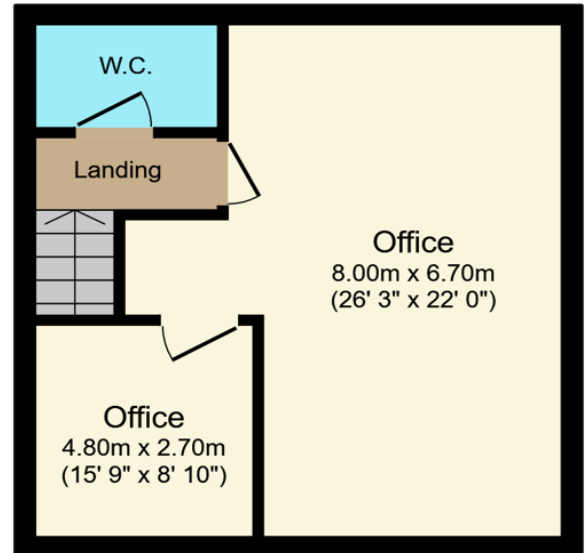
## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial.ne@pattinson.co.uk](mailto:commercial.ne@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



### Ground Floor

Floor area 31.5 sq.m. (339 sq.ft.)



### First Floor

Floor area 29.2 sq.m. (314 sq.ft.)

**Total floor area: 60.7 sq.m. (654 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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