

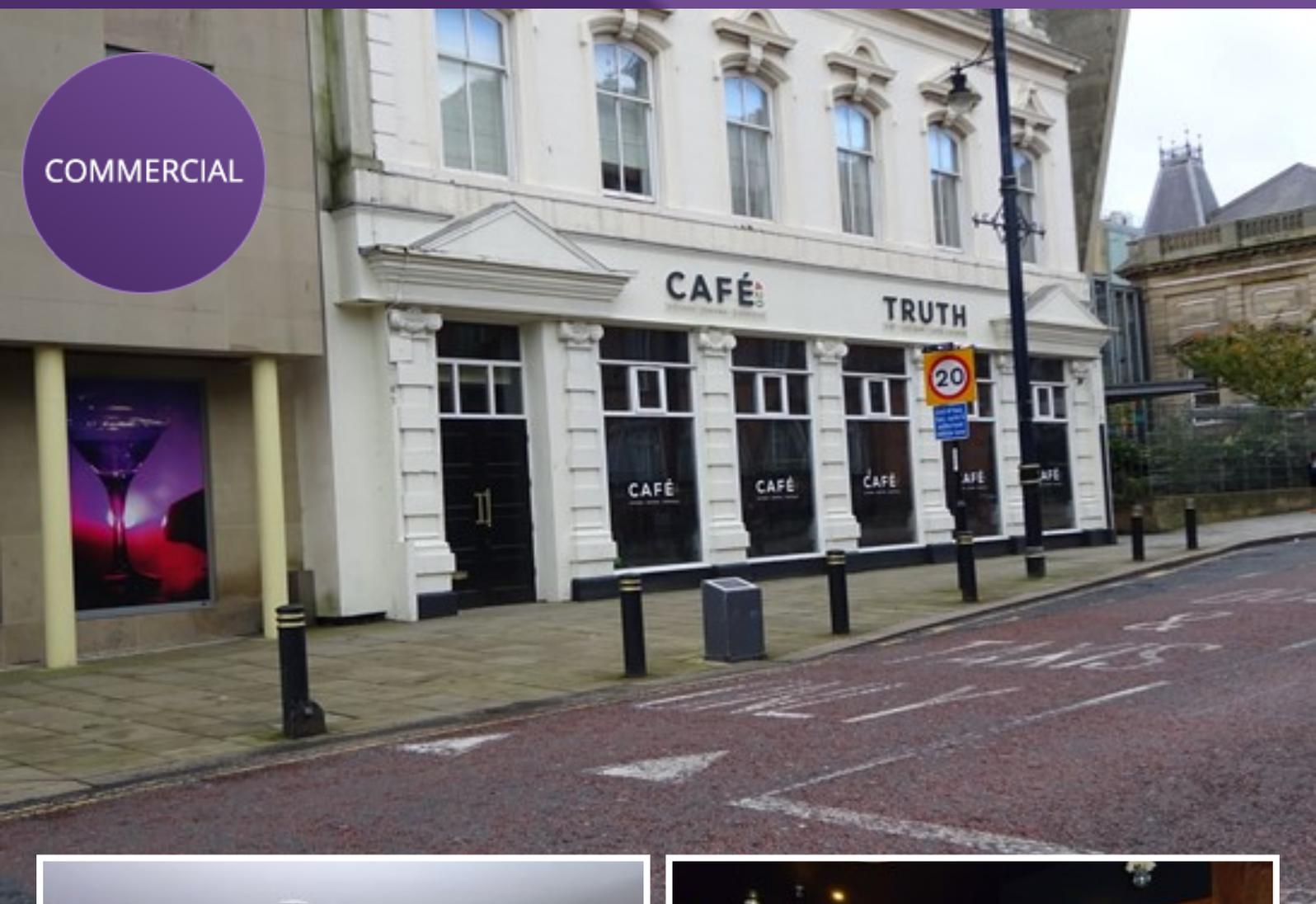
## drinking establishment in SR1

Borough Road, Sunderland, Sunderland  
Tyne and Wear, SR1 1PS

# £30,000

- ✓ Café/lux lounge business
- ✓ Central location
- ✓ 5\* Facebook reviews
- ✓ NIA - 260sqm (2799sqft)
- ✓ Accounts available upon serious enquiry
- ✓ Lease of 10y from 2015

COMMERCIAL



# Summary

- Property Type: Drinking Establishment - Parking: Allocated Price: £30,000

## Description

We are pleased to offer for sale this café/lux lounge business. The business is currently trading as Café 420 and Truth Lux Bar. The opening hours are Monday to Thursday 12pm - 9pm and Friday to Saturday 12pm - 1am. The business has 5 star Facebook reviews with large presence over social media. The subject premises is located on Borough Road, Sunderland city centre. The area benefits from a good level of services and facilities together with high levels of footfall and passing trade.

## Location

The subject premises is located on Borough Road, Sunderland city centre. The area benefits from a good level of services and facilities together with high levels of footfall and passing trade.

## Accommodation

### GROUND FLOOR:

Restaurant - 10.4m x 4.5m

Restaurant - 6.7m x 5m

W.C

Bar

Kitchen - 8.7m x 1.6m

Kitchen - 8.7m x 3.9m

### BASEMENT:

Large open plan space - 5.8m x 3.9m

Open plan space - 9.5m x 7m

Open plan space - 7.6m x 5.6m

W.C.

W.C.

Store

NIA - 260sqm (2799sqft)

## Business details

The business is currently trading as Truth Lux Bar. The opening hours are Monday to Thursday 12pm - 9pm and Friday to Saturday 12pm - 1am. The business has 5 star Facebook reviews with large presence over social media. Personal alcohol licence. Accounts available on serious enquiry.

Please note due to the pandemic the business was closed from March 2020.

## Lease Details

The property is currently let on a 10 year lease commencing 1st September 2015 at an annual rent of £15,000.

## EPC

Available upon request (rating E).

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Borough Road, Sunderland, Sunderland, Tyne and Wear, SR1 1PS

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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