

## hot food takeaway in SR4

Plantation Road, Pallion, Sunderland  
Tyne and Wear, SR4 6RL

**£22,500** Starting Bid

- ✓ Two storey corner property
- ✓ Ground floor A5 hot food takeaway
- ✓ First floor residential accommodation
- ✓ Total NIA 107.79sqm (1,160sqft)
- ✓ Window frontage with shutter
- ✓ Freehold title

PATTINSON  
AUCTION



## Summary

- Property Type: Hot Food Takeaway - Parking: On Street Price: £22,500

## Description

FOR SALE BY AUCTION: auction to be held at 5pm on 25th September 2018 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this two storey mixed commercial and residential property, prominently located on the corners of Plantation Road and St Luke's Road, Pallion, Sunderland. To the ground floor is a 68sqm A5 hot food takeaway, previously an established Chinese takeaway. To the first floor is two bedroom accommodation. The property is to be sold with vacant possession. The property has great potential to be converted to a residential house, subject to obtaining the relevant planning permission.

## Location

The subject property is prominently located on the corner of Plantation Road and St Luke's Road, Pallion, Sunderland. This area is made up of a number of different properties including residential and commercial premises and business, providing a high level of services and facilities within the local area. The property is located approximately two miles west of Sunderland city centre and has high levels of access to the region.

## Accommodation

### GROUND FLOOR

Main sales area: 20.70sqm

Kitchen: 18.93sqm

Storage one: 13.37sqm

Storage two: 10.48sqm

External storage: 4.57sqm

NIA 68.05sqm

### FIRST FLOOR

Bedroom one: 14.19sqm

Bedroom two: 21.70sqm

Bathroom: 3.85sqm

NIA 39.74sqm

Total NIA 107.79sqm (1,160sqft)

## Tenure

Freehold. Title number TY65691.

## Rateable Value

The adopted rateable value is £1,925 as of 1st April 2017.  
Sourced from VOA.

## EPC

We currently await a copy of the Energy Performance Certificate.

## Additional Information

For further information please contact our office direct on 0191-425-1507, 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.



## Plantation Road, Pallion, Sunderland, Tyne and Wear, SR4 6RL

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

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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