

Sunderland – 15/16 Olive Street, SR1 3PE
Freehold Vacant Pub With Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Sunderland – 15/16 Olive Street, SR1 3PE

Freehold Vacant Pub With Residential Development Potential



Investment Consideration:

- Purchase Price: £310,000
- VAT is NOT applicable to this property
- Comprises a ground floor pub with additional seating area at first floor and ancillary accommodation at second floor.
- Total area size of 457 sq m (4,920 sq ft)
- Residential development potential to convert upper floors, subject to obtaining the necessary consents.
- Opposite Sunderland College City Campus
- Located within 5 minute walk to Sunderland Train Station, which has direct trains to London King`s Cross
- Nearby occupiers include Greggs and TK Maxx amongst other retailers



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Property Description:

The property comprises a ground floor pub with additional seating area at first floor and ancillary accommodation at second floor. Development potential to convert upper floors to 2 x HMO Flats or 3 x Residential Flats, subject to obtaining the necessary consents.

The property provides the following accommodation and dimensions:

Ground Floor: Bar, Seating Area, Kitchen, 3 WCs

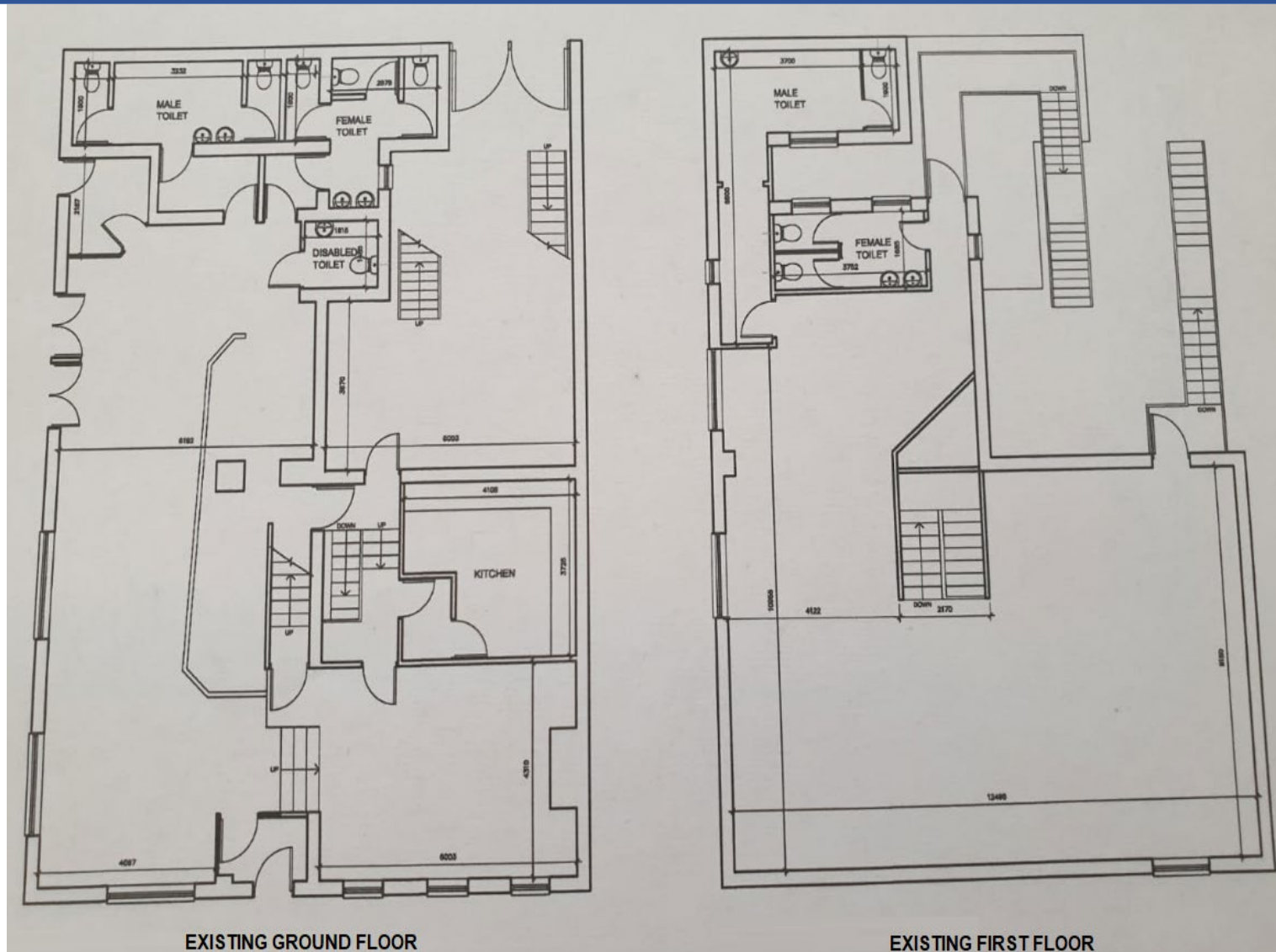
First Floor: Seating Area, 2 WCs

Second Floor: Ancillary

Total area size of 457 sq m (4,920 sq ft)

Tenancy:

The entire property is at present vacant

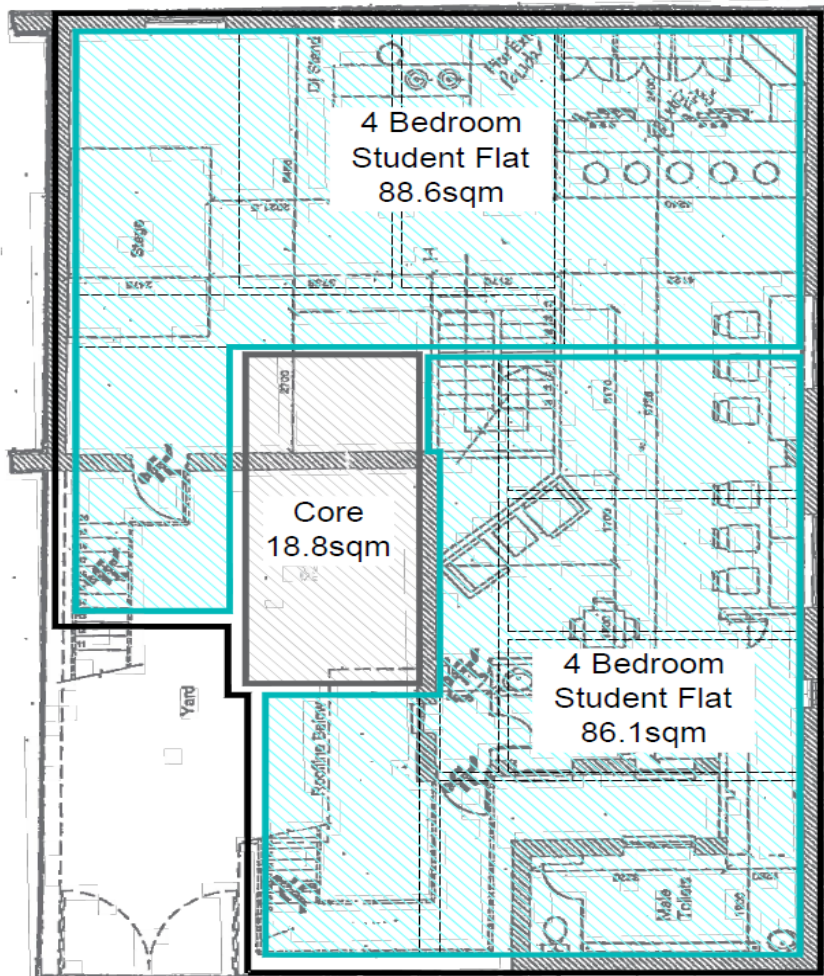


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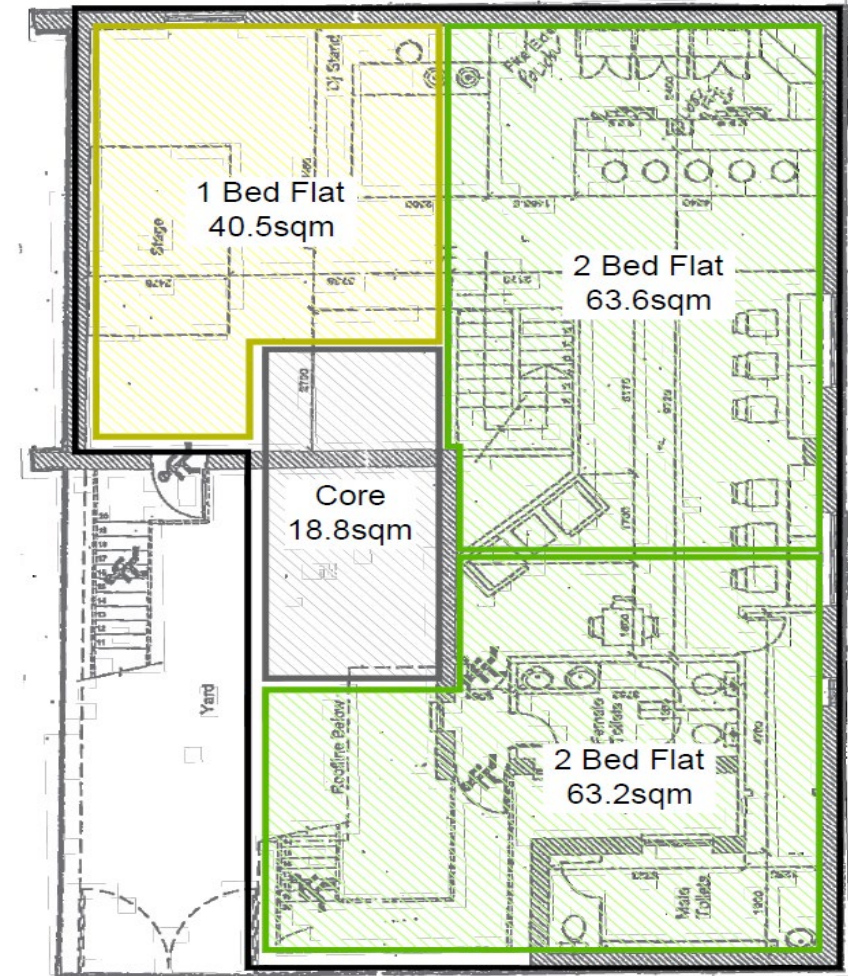
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Proposed HMO Development



Proposed Apartments Development



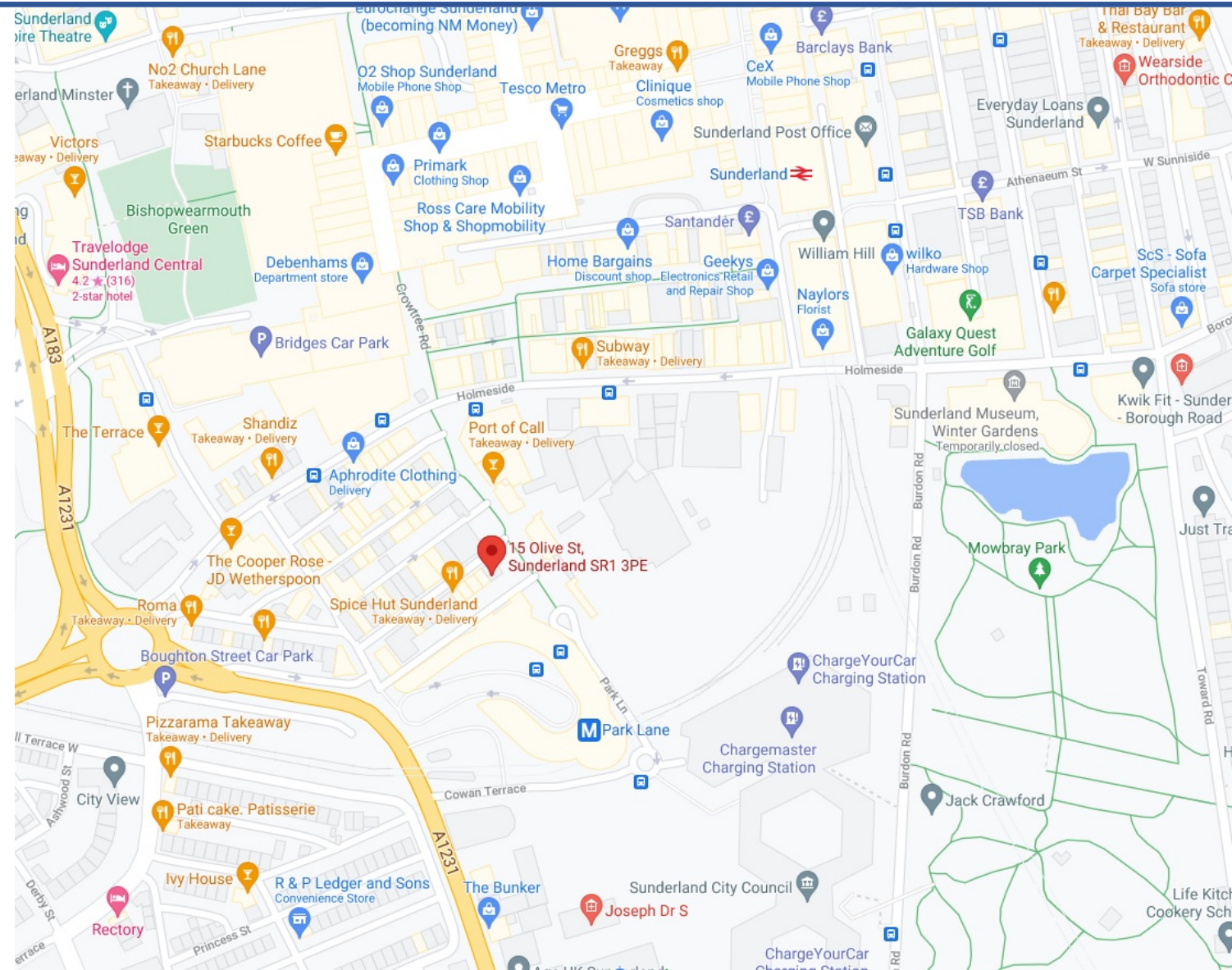
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Location

Sunderland is a port city and the main settlement of the metropolitan borough of the City of Sunderland in Tyne and Wear, North East England. It is situated at the mouth of the River Wear, approximately 16km (10 miles) south-east of Newcastle upon Tyne and roughly 19km (12 miles) north-east of the City of Durham. Sunderland station has 5 direct trains to London King's Cross taking about 3 hours 30 minutes. Newcastle is a 30-minute Tyne & Wear Metro ride (see above) from Sunderland city centre, and has connecting services to London every half hour that take approximately 2 hours 45 minutes and also regular services to Edinburgh, Glasgow, Leeds, Manchester Piccadilly, Liverpool Lime Street, Birmingham and beyond. The property is located within 5 minute walk to Sunderland train station and opposite Sunderland College City Campus. Nearby occupiers include Greggs and TK Maxx amongst other retailers



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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