

## drinking establishments in SR2

Suffolk Street, Hendon, Sunderland  
Tyne and Wear, SR2 8JZ

**£70,000** Starting Bid

- ✓ Three Storey Detached Property
- ✓ Approximately 11,000sqft (1,022sqm)
- ✓ Former A4 Use Social Club
- ✓ Three Bedroom Flat to Top Floor
- ✓ Excellent Development Opportunity (STP)

PATTINSON  
AUCTION



## Summary

- Property Type: Drinking Establishments - Parking: On Street Price: £70,000

## Description

FOR SALE BY AUCTION: auction to be held at 5pm on 26th September 2019 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this substantial 11,000sqft three storey detached property, prominently located along Suffolk Street, Hendon, close to Sunderland city centre. To the ground and first floor is a former social club, and to the second floor is a three bedroom flat. The property offers an ideal development opportunity, either as its current use class or for residential/student accommodation (subject to obtaining planning permission). We anticipate high levels of interest for this property; early viewing is recommended.

## Location

The subject property is prominently located along Suffolk Street, Hendon, Sunderland. This area is made up from a number of different premises including a high number of residential properties and is provided with different services and facilities within the local area. The property is located less than a fifteen minute walk from the city centre, and has a high level of access to the region.

## Accommodation

### GROUND FLOOR

Entrance porch through to reception foyer, 3 large rooms, ladies and gents W.Cs.

### FIRST FLOOR

A very large concert room which is open plan and has seating for approximately 200 people. There is a large bar servery, artists changing rooms and committee room.

### SECTION FLOOR

Residential accommodation comprising 3 double bedrooms, kitchen, bathroom, W.C. with hand basin and large living room.

### EXTERNAL

Small enclosed yard.

## Tenure

## Rateable Value

The adopted rateable value is £7,200 as of 1st April 2017.  
Sourced from VOA.

## EPC

Available upon request (rating D).

## 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.



## Suffolk Street, Hendon, Sunderland, Tyne and Wear, SR2 8JZ

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.