Woodlands

Freehold

Offers in the Region of **£325,000** Plus VAT

Woodlands, Woodlands, Rickleton, Washington, NE38 9EJ

AT A GLANCE

- Purpose Built Public House
- Total Plot of 0.741 Acres
- Currently Closed
- Located in Residential Area
- Large Car Park
- 2 Bedroom Living Accommodation

Viewing And Further Information

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PROPERTY

A single storey purpose built property under a pitched tile roof. Inner entrance porch leading through to the main bar area with seating provided by fixed perimeter seating low and high tables and booth style seating to give a little privacy and to accommodate approximately 80 covers throughout. to the rear of the property is a games area having dart throws and pool playing area and a good size central bar servery interconnecting with that of the main bar for ease of service and operation.

Externally there is a paved patio area furnished with picnic style benches and a large car park with the total site extending to 0.741 Acres.

2 Bedroom living accommodation with lounge, kitchen and bathroom to the rear of the property.

PLANNING

We are advised that the property is not Listed but does lie in a flood zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

The site sits on a plot size of 0.741 acres and the building has a ground floor gross external footprint of c. 7,159 sq ft, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.

THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The current Rateable Value has been assessed at £4,100. Further enquiries can be made to Sunderland Council.

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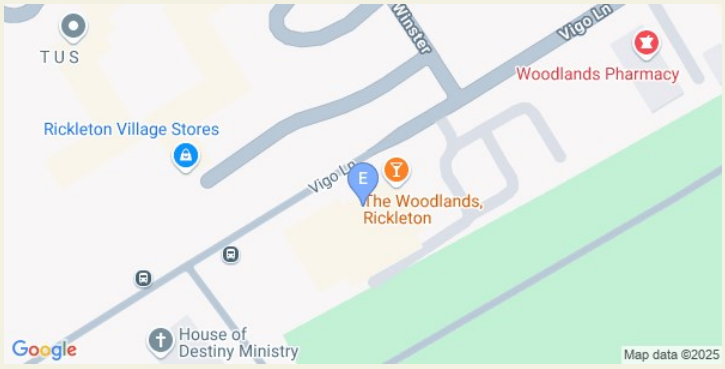
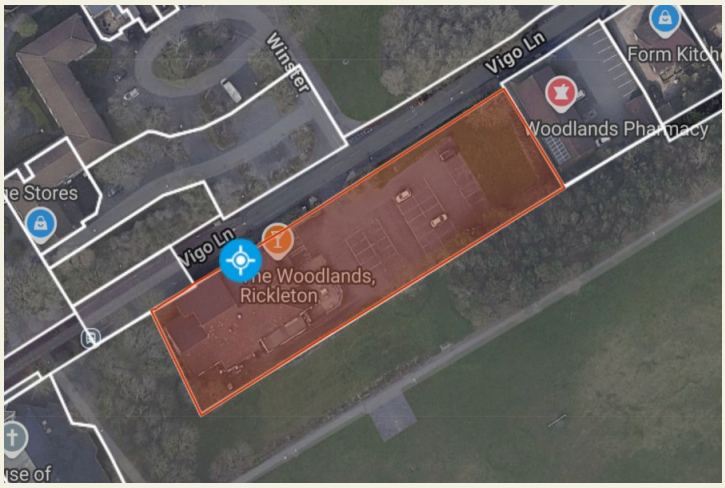
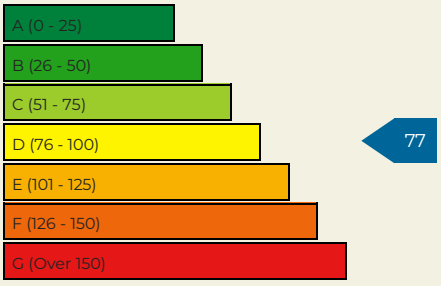


LOCATION

The Woodlands is located towards the end of Vigo Lane opposite the main bus terminus in Rickleton. Rickleton is an area of Washington, in the City of Sunderland metropolitan borough in Tyne and Wear, England. It is located on the south side of Washington.



EPC



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