



Offices in SR5

The Green, Southwick, Sunderland, Tyne and Wear, SR5 2HT

£160,000 Starting Bid

Double Garage parking

Property features

- ✓ 4 Storey Premises
- ✓ First floor of adjoining building
- ✓ Fantastic location
- ✓ Ideal for offices or residential mix

Key Information

- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson estate agents are delighted to offer the commercial market, this business/residential premises in the highly popular Southwick area of Sunderland.

Ideally located on a busy high street with excellent footfall, and also prominent position for local public transport routes. Sunderland city centre is also just a short distance away

This well established building is spread over 4 floors and two buildings, and offers a vast array of business/residential

Its current layout is as follows:

53 The Green (Freehold)

* Cellar - 1 storage room, 1 wet room and a very large garage with space for multiple vehicles.

* Ground floor - Multiple office rooms and W/C facilities

* 1st floor - Residential - Living room, kitchen, bedroom and shower room

* 2nd floor - Residential - Living room and additional bedroom/study

55 & 55A Upper floor (Leasehold with 76 Years remaining)

* This is 3 generously sized office rooms, and an additional large kitchen with 2 x W/C

* This part of the business is only accessible via first floor landing of 53 The Green

We would highly recommend a viewing to fully appreciate the scale of this opportunity

Please contact our Commercial team for further details

Price: Starting Bid £160,000

Property Type: Offices

Business Type: Other/Unspecified

Parking: Double Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

Location

The subject property is well located along Southwick Road. This property is located within easy reach of local amenities, transport links and schools. The subject property is located within close proximity from Sunderland city centre.

Tenure

53 The Green is Freehold.
55/55A upper floor is leasehold with 76 Years remaining

Rateable value

The current rateable value of 53 The Green is £9300 (1 April 2023 to present).

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on 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.



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

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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