



### Retail in SR4

Hylton Road, Sunderland, Sunderland, Tyne and Wear, SR4 7AA

**£144,000** Starting Bid

Permit Parking parking

### Property features

- ✓ Leasehold
- ✓ Excellent Investment Opportunity
- ✓ Strong rental income
- ✓ Attractive situation

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to present this versatile property located at 36 Hylton Road, SR4 7AA, offering an excellent investment opportunity with strong rental income and potential for increased yields.

Ground Floor.

Retail Unit: Currently let as a cake shop at £550 per calendar month (pcm). The tenancy commenced on 1st May 2024, providing a reliable income stream.

Separate Entrance: To upper level.

Upper Floors:

-Maisonette:

-First Floor: This level includes a fully-equipped kitchen, a boiler cupboard, and two en-suite bedrooms. These bedrooms are currently rented out at £460 pcm each, with the potential to increase the rent to £500 pcm each.

-Second Floor: The uppermost level houses a spacious en-suite bedroom, presently let at £495 pcm with the opportunity to raise the rent to £525 pcm.

Please note we have not inspected this property.

Price: Starting Bid £144,000

Property Type: Retail

Business Type: Bakery

Parking: Permit Parking

## Location

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## Accommodation

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## Tenure

Freehold. Title number TY149784

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## Rateable value

The adopted rateable value is £4,850 as of 1 April 2023. Sourced from VOA

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## Council Tax

Band A

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## EPC

Available upon request ( Rating D )

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## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Hylton Road, Sunderland, Sunderland, Tyne and Wear, SR4 7AA

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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