



Drinking Establishment in SR8

Sunderland Road, Horden, Peterlee,
Durham, SR8 4PF

£230,000 Starting Bid

Tenure

Freehold

Garage parking

Property features

- ✓ Huge Property
- ✓ Investment Opportunity
- ✓ Asset Management Opportunity
- ✓ High Rental Expected
- ✓ 5000 sqft

Arrange a viewing

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Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fee's Apply.

Investment/Asset Management Opportunity In Horden, Peterlee, SR8 4PF

An asset management opportunity containing the following;

A ground floor licensed social club, Fully operating and complete with all fixtures. Fittings and sound, lighting equipment. - The downstairs pub was refurbished last year and again is ready to operate. The premises benefits from an alcohol licence for off and on trade until 00.30 with 2am Friday and Saturday.

A first floor nightclub - The nightclub and downstairs pub now known as colours and the cocktail lounge are fully operational although the current owners only operate them for private functions, to reach its full potential a new operator could return its business to a nightclub to generate larger income.

The upstairs late night venue was fully refitted 2 years ago and comes complete with all fixtures and fittings, sound and lighting systems, pos system, fridges etc ready to operate

A small fully functional kitchen is located upstairs along with a separate lounge bar that is currently unused.

A 2 bedroom flat - Fully Furnished

A 1250 sqft industrial Unit / Garage - The garage has a recently laid concrete floor and electric shutters

The property has been rented out separately over the years and the total income once received when fully occupied was £4,155 per month or £49,380 per annum. Offering a potential return of 21% on the guide price.

Currently occupied is only the flat for £475 per month and the garage unit for £170 per week.

There is a garage, currently on a 3 year lease running until August 2029.

Total current income - £13,860per annum.

An excellent opportunity to acquire a large freehold property with great income potential.

Sunderland Road (SR8 4PF) in Horden, Peterlee, is a mixed commercial and residential area located along the A1086 main arterial road, featuring local amenities and nearby access to Peterlee and Horden town centers.

Price: Starting Bid £230,000

Property Type: Drinking Establishment

Business Type: Pubs

Parking: Garage, On Street

Description

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- A first floor nightclub
- A 2 bedroom flat
- A 1250 sqft industrial Unit

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Location

Sunderland Road (SR8 4PF) in Horden, Peterlee, is a mixed commercial and residential area located along the A1086 main arterial road, featuring local amenities and nearby access to Peterlee and Horden town centers.



Tenure

DU284624 + DU392613 - Freehold Titles



EPC's

Raint C & E



Additional Information

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





Sunderland Road, Horden, Peterlee, Durham, SR8 4PF

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

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