



For Sale

Bradley Hall

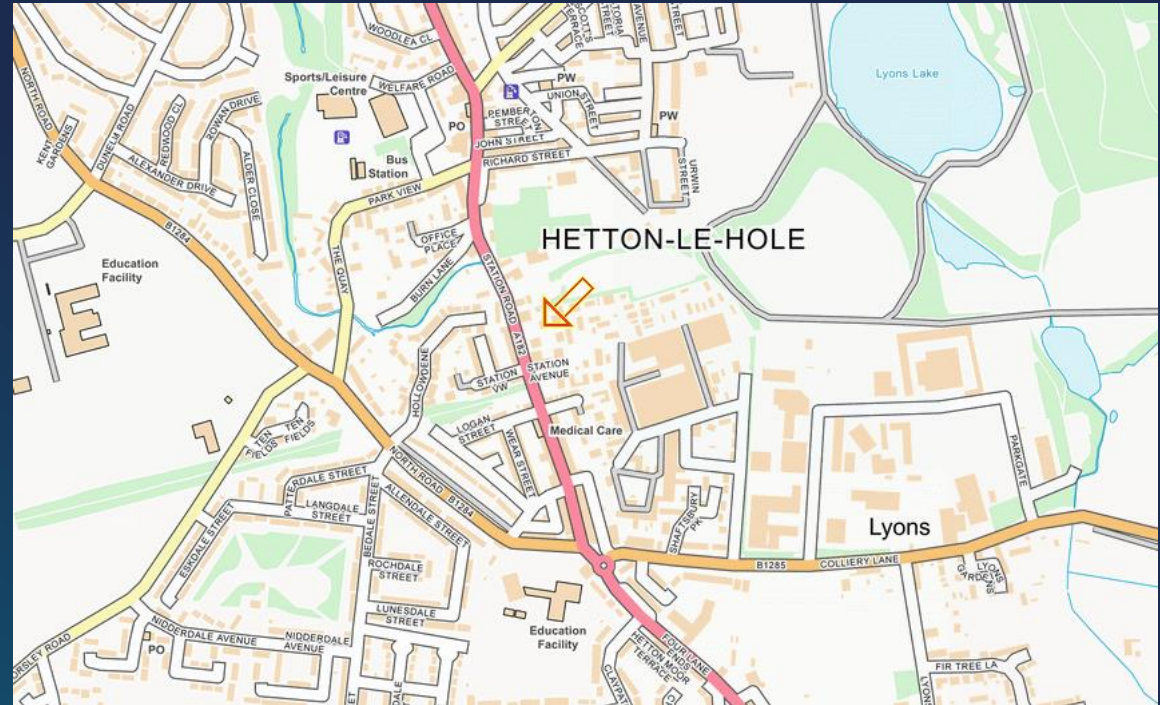
DESCRIPTION

The property comprises a detached two-storey former social club premises of traditional brick construction, understood to date from the late 19th century with later extensions.

The accommodation is arranged over ground and first floor levels and includes former bar and lounge areas, function and pool hall space, ancillary rooms, welfare facilities and cellar storage.

To the rear, and within the curtilage, is a self-contained two-bedroom maisonette, understood to provide additional residential accommodation.

Externally, the site extends to approximately 0.30 acres (0.12 hectares) and benefits from a large tarmac-surfaced car park together with a small service yard.



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Cellar	39.40	424
Ground Floor	175.40	1,888
First Floor	104.00	1,120
Residential	83.00	893
TOTAL	401.8	4,325

USE

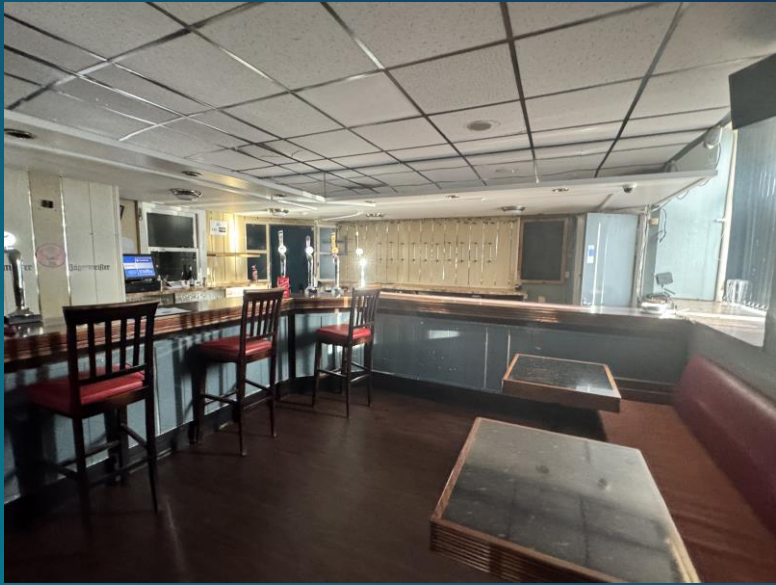
Use class 4E (Public House)

LOCATION

The property is located on Station Road, one of the principal routes through Hetton-le-Hole, within an established residential area.

Local amenities are available nearby, with Sunderland approximately 6.5 miles to the north-east and Durham and Chester-Le-Street both within circa 5.5 miles. The A1(M) motorway is approximately 4 miles to the west, providing good regional connectivity, and regular bus services operate along Station Road.





TERMS

The property is to be sold by way of freehold title at an asking price of £150,000 (One Hundred & Fifty Thousand Pounds).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

Residential EPC rating D

Commercial EPC rating TBC

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall Sunderland

CONTACT

Bradley Hall Sunderland

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Sunderland@Bradleyhall.co.uk

Bradley Hall



IMPORTANT NOTICE

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