



Retail in SR6

Sea Road, Sunderland, Tyne and Wear,
SR6 9BS

£75,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Freehold Title
- ✓ Prime Sea Road location
- ✓ Established retail premises with generations of trading history as a fruit and vegetable business
- ✓ Excellent visibility and prominent frontage
- ✓ Busy shopping parade with strong passing trade

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Prominent Freehold Retail Premises | Established Trading Location | For Sale by Auction****

****For Sale via Online Auction | Terms and Conditions Apply****

We are delighted to welcome to the market this well-established ground floor commercial premises, occupying a prime position on the bustling Sea Road shopping parade in Fulwell, Sunderland.

The property has traded successfully as a traditional fruit and vegetable shop for generations, becoming a familiar and trusted business within the local community. Offering an excellent opportunity for owner occupiers, investors or those looking to continue a long-standing retail use, the premises also lends itself to a variety of alternative commercial uses, subject to the necessary consents.

The flexible internal layout provides excellent space for a wide range of retail or commercial occupiers.

Situated within the heart of Fulwell's thriving retail parade, neighbouring occupiers include a mixture of long-established local businesses and national retailers, ensuring consistent customer footfall throughout the day. Sea Road remains one of the area's most sought-after commercial locations and continues to attract both local residents and visitors travelling to and from the coast.

****Early viewing is highly recommended to fully appreciate the position, potential and commercial opportunity this property has to offer.****

Price: Starting Bid £75,000

Property Type: Retail

Business Type: General Dealers

Internal Size: 704 Square Feet

External Size: 704 Square Feet

Parking: On Street

Listed property: No

Conservation area: No

Water meter: Yes

Location

Sea Road is one of Sunderland's most recognised suburban shopping destinations, benefiting from high levels of passing pedestrian and vehicular traffic together with an excellent mix of independent retailers, cafés, restaurants and national operators. The location is well served by public transport and is only a short distance from Seaburn seafront, Sunderland City Centre and the A19, making it an outstanding trading position.

Accommodation

Accommodation briefly comprises:

- * Spacious retail sales area with prominent glazed shop frontage.
 - * Rear office.
 - * Store room.
 - * Additional storage areas.
 - * Staff WC.
 - * Rear service access/yard (if applicable).
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Tenure

Freehold. Title number TY180437.

Rateable Value

Current rateable value £9,800 (April 2026 to present). Sourced from VOA.

EPC

Awaiting a copy of EPC.

Additional Information

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