

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

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OUR REF:

NE1600 / RF



North East Commercial  
Property & Business Agents

## FORMER COFFEE & SANDWICH BAR SUITABLE FOR OTHER USES

15 Roker Baths Road,  
Roker, Sunderland SR6 9QE



- Located in pleasant residential suburb.
- Fully refurbished premises.
- Corner position on busy main road.
- On street parking.
- Café use ideal for owner operators.
- Suitable for other uses.
- FREEHOLD OFFERS OVER £80,000

# 0191 487 8566

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## Location

The property is located on Roker Baths Road which is a busy through road running through the heart of this popular suburb to the north of Sunderland centre.

The subject property forms part of a small terrace on a prominent corner at the junction of Roker Baths Road and Hampden Road. Nearby occupiers include a busy convenience store but the majority of the buildings nearby comprise residential housing.

This is a pleasant and densely populated suburb with potentially strong levels of captive trade. Passing trade and visitors from outside the area enjoy the benefit of free on-street parking to the front and side.

## Business

This was a café and sandwich business which was established by our client in January 2020 from what was originally the iconic "Roker Pie Shop". At the point of acquisition, the unit was refurbished throughout to a high standard and is reluctantly on the market owing to ill health.

The premises are configured to provide a main seating or retail area at the front catering for up to 22 covers under normal circumstances, together with a good-sized service area. To the rear there is a kitchen and prep room plus a staff and customer toilet facility.

Prior to closure the menu comprised traditional coffee shop fare plus ready meals, confectionery, ice creams plus hot and cold drinks. Full breakfasts and morning rolls were popular as were the ready meals which comprised curries, lasagne and pies.

Viewing is strongly recommended to appreciate the fit, finish and location of this opportunity and the property would be suitable for a variety of uses.

## Premises

Comprises a ground floor single storey terrace property;

### Ground Floor

|                                  |                   |                     |
|----------------------------------|-------------------|---------------------|
| <b>Coffee Shop / Retail Area</b> | 61 m <sup>2</sup> | 650 ft <sup>2</sup> |
| <b>Prep / Kitchen Area</b>       | 9 m <sup>2</sup>  | 100 ft <sup>2</sup> |
| <b>Customer W.C.</b>             |                   |                     |



## Former Trading Hours

|                   |                 |
|-------------------|-----------------|
| Monday - Saturday | 8.30am - 4.00pm |
| Sunday            | closed          |

## Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts. The coffee shop fixtures in the pictures have been removed.

## Rates

The premises are assessed as follows:

Rateable Value £2,225  
Rates incentives are available subject to status.

## EPC

Rating C.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property