



The Hylton Castle Arms

Ref: 6450542

Cranleigh Road, Sunderland, Tyne and Wear, SR5 3PT

Freehold: £250,000

Development Opportunity. 0.389 acres

Potential for alternative use/conversion STPP

Scope to reopen or develop new offering

Large Corner Site on Main Road

2 bedroom accommodation

Energy Rating D



The Hylton Castle Arms presents an opportunity for an owner operator to purchase this well positioned site, refurbish and re-establish trade. Ideally located with good passing trade, the property was frequented by many locals in the past.

Alternatively, this opportunity may suit a developer who is looking for potential change of use (subject to planning permission).



Location

The Hylton Castle Arms is located in the largely residential area of North Hylton, Sunderland. Perfectly situated on the corner of Cranleigh Road and Canterbury Road, two main roads in the area, the property is close to Chiswick Square, a precinct of retail shops such as the Co-Op, Post Office, Pharmacy etc.

Hylton Castle is 0.5m from the A19. Sunderland city centre, Gateshead and South Shields all easily within reach, Newcastle is only 30 minutes away and Middlesbrough 40 minutes.

Description

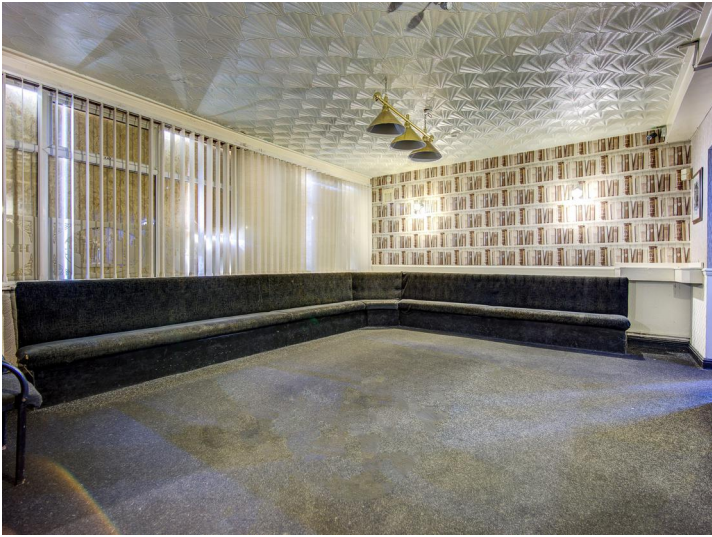
The Hylton Castle Arms opened in 1959 and was a firm favourite of the locals for many years until closing in 2023.

The large brick building on a corner plot is in need of refurbishment.

The property is centrally located on a good sized site with an external trading area and car park.

Floor area is c.595 square metres (6398sq ft)
The site is c.0.389 acres.





Internal Details

Ground floor comprises of: large open bar area, function room with separate bar, lounge areas and kitchen.

Ancillary areas include: Toilets and storage areas.

First floor comprises of 2 bedroom living accommodation, bathroom and kitchen.

Basement: Large cellar and storage facilities

Fixtures & Fittings

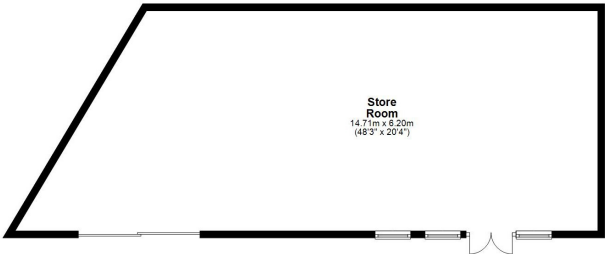
The property is to be sold with Vacant Possession and on an "as Seen" basis.





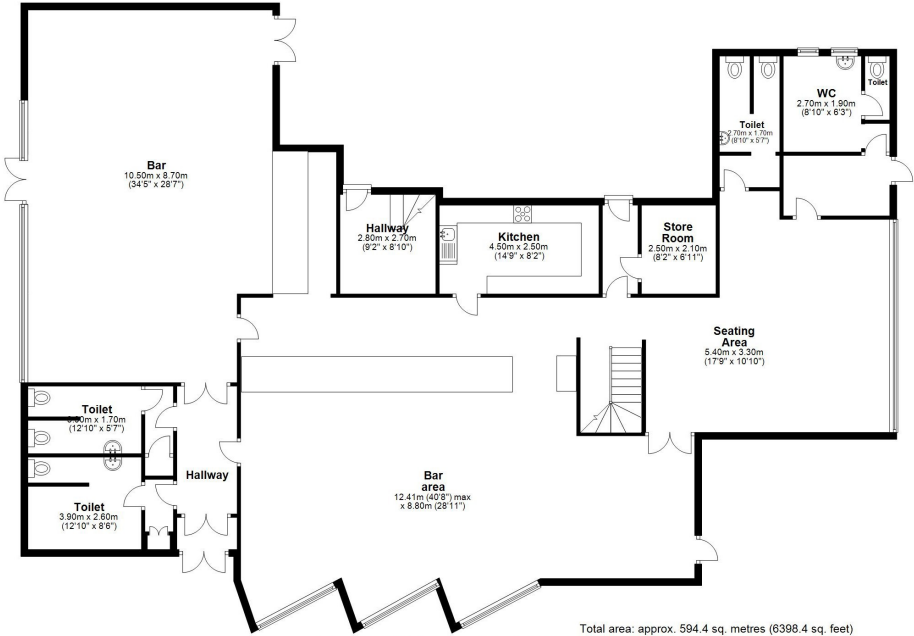
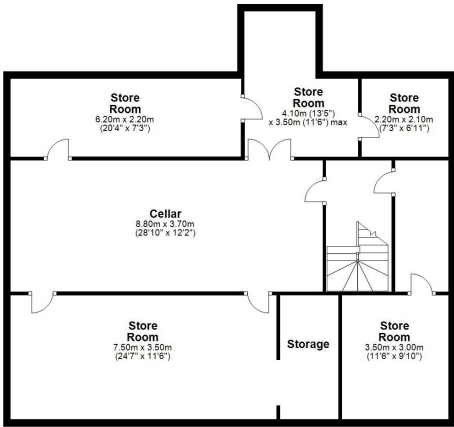
Ground Floor

Approx. 373.2 sq. metres (4017.4 sq. feet)



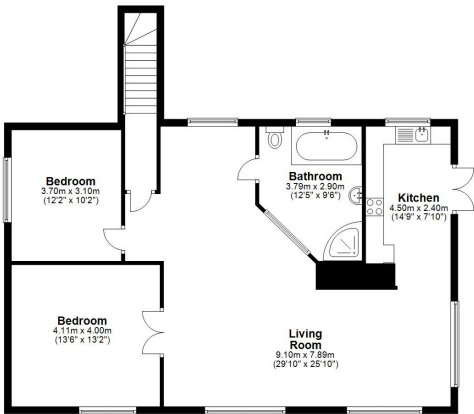
Basement

Approx. 120.2 sq. metres (1301.4 sq. feet)



First Floor

Approx. 100.3 sq. metres (1079.6 sq. feet)



Total area: approx. 594.4 sq. metres (6398.4 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent PRODUCED BY TIFFBOX

Hylton Castle Arms

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Marslie McGregor

Business Agent - Pubs & Restaurants

T:+44 191 222 1740

M:+44 7813 072 460

E:marslie.mcgregor@christie.com

Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 01908 920 570