HYLTON CASTLE ARMS

Cranleigh Road, Sunderland, SR5 3PT

TO RENT: £0 ANNUAL RENT: £30,000 | REF: 6450575

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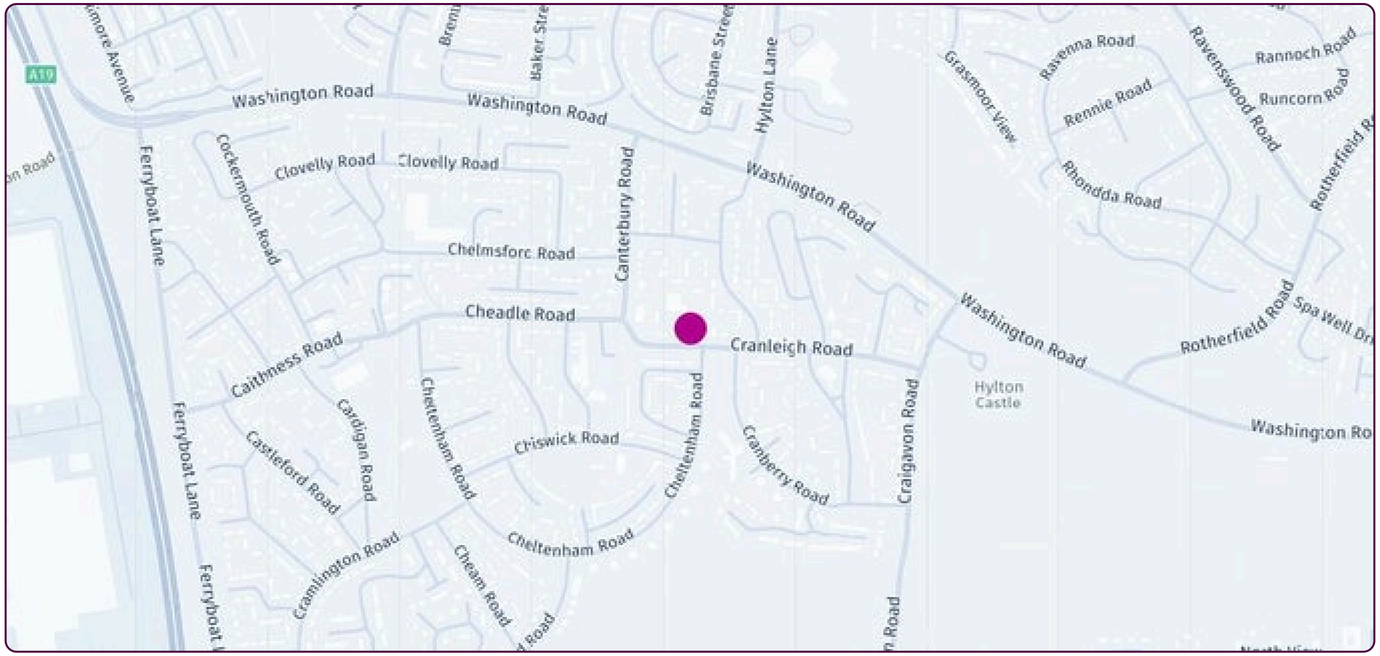
KEY HIGHLIGHTS

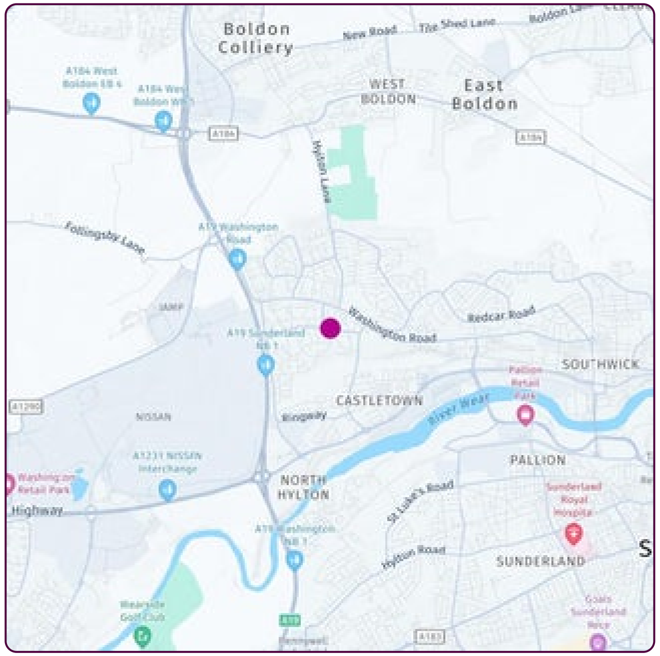
- New Lease Opportunity - Nil Premium
- Large Corner Site on Main Road
- 2 bedroom accommodation
- Bar, Restaurant and Function Areas
- Previously well supported by local community
- Energy Rating D | Annual rent £30,000

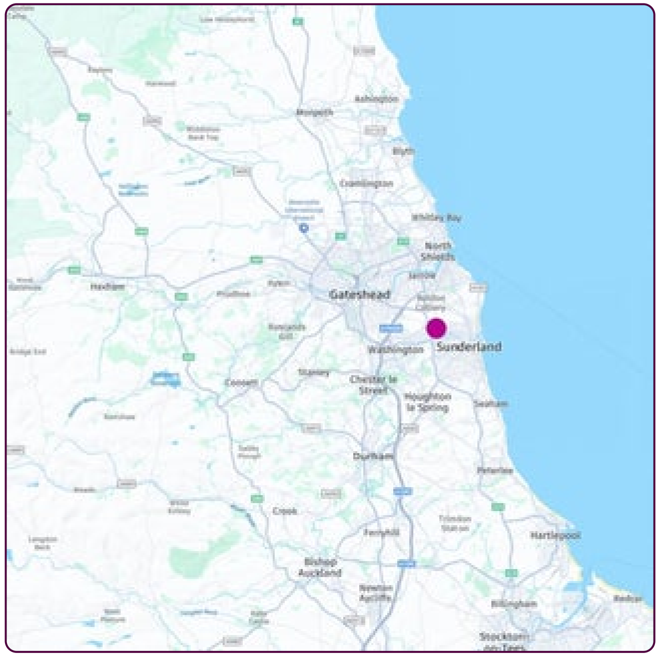


LOCATION

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 is a refurbished freehold pub available to let, perfectly suited for a new operator to bring their own vision and energy. Located on Cranleigh Road, Hylton Castle Estate, this well-known community venue has a rich heritage dating back to 1959 and has been thoughtfully modernised by the new owner.

This large brick building on a corner plot, has recently been purchased and refurbished with the owner now offering a new lease.

With the core structure and design in place, the site offers a flexible canvas for operators to apply their own branding and concepts and is ideal for hospitality entrepreneurs, food-led operators, or boutique community venues.

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

Floor Area

c.595sq.m (6,398sq.ft)

Site Area

c.0.389 acres.

THE OPPORTUNITY

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

The new tenant can fully outfit the venue with bespoke design, décor, and finishes tailored to their own concept. With a recent refurbishment and strong local appetite, the pub is poised for a successful relaunch bringing fresh energy to a familiar name.

The new owner, having invested in the upgrade, is open to a long-term tenant relationship offering operational support and stability.

Located on a well trafficked residential estate, with proximity to local shopping, community amenities, and transport links, The Hylton Castle Arms is positioned in an area with strong community ties and limited immediate competition.

The site is suitable for a range of operating models whether as a traditional public house, gastro-pub, food-led bar, or neighbourhood hub. Licensed trade-ready with equipped bar area, public space and living accommodation, all refurbished to meet modern standards.

INTERNAL DETAILS

Ground Floor

A large open bar area, function room with separate bar, lounge areas and kitchen.

Basement

Large cellar and storage facilities.

ANCILLARY AREAS

Toilets and storage areas.

OWNER'S ACCOMMODATION

Two bedroom living accommodation, bathroom and kitchen.

TENURE

The property is available TO LET for a minimum of 10 years, on a full repairing and insuring basis.

The Rent Reviews will feature in the Lease and the mechanism will be upwards only to market rent or RPI linked (whichever the greater). Full terms to be negotiated.

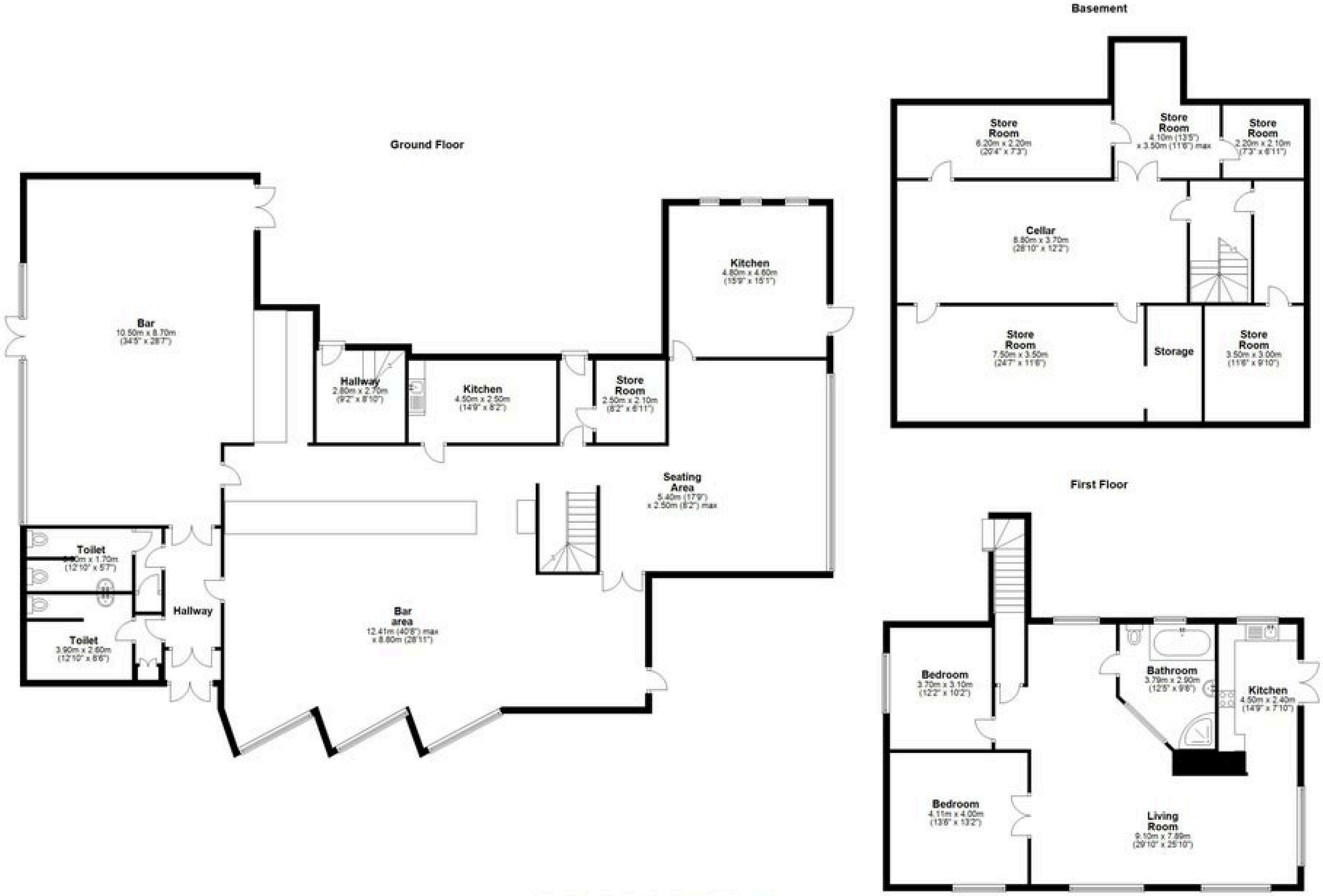
The asking rent is £30,000 per annum.

Rent deposits and/or personal/cross-company guarantees may be sought dependant upon the prospective tenant covenant strength.

Tenant incentives (i.e. rent free period or stepped rent) may be available subject to proposed tenant covenant strength.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £4,000. Confirmation of actual rates payable can be obtained from the local Authority.



Total area: approx. 494.0 sq. metres (5317.7 sq. feet)

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Plan produced using PlanUp.

Hylton Castle Arms

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CONTACT

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CONTACT

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

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