



The @venue

26 Zetland Street Roker
Sunderland
SR6 0EQ

Freehold: Offers Over - £400,000

Ref: 6450521

KEY HIGHLIGHTS

- Long Established & Free of Tie
- Popular with Local Community
- Gross turnover 2024 c.£557k
- Large External Trading Area/Beer Garden
- Owners/Managers Flat
- Viewings Essential - EPC Rating C

LOCATION

The Qvenue is located in the bustling suburb of Roker, Sunderland, approximately a 15 minute walk from the Stadium of Light, home to Sunderland United.

The surrounding area has many tourist attractions including The award winning Seaburn and Roker beaches, The Stack Entertainment complex, Marine Activities Centre, Roker Park, Watch House Museum, The National Glass Centre and The Anglo-Saxon St Peter's Church. Sunderland also has its own busy University.





THE OPPORTUNITY

The Qvenue offers a brilliant opportunity for a purchaser to acquire a property with a long standing reputation. Forming part of a long established circuit, the business could continue to trade very well with the current format.

DESCRIPTION

The Qvenue is a substantial two storey freehold property. Located in a densely populated housing area within walking distance to Stadium of Light and part of an established drinking circuit, this popular community pub and restaurant is supported by plenty of locals and achieves many excellent reviews on TripAdvisor and other websites.

Refurbished and maintained to a high standard throughout, and with three trading areas (a bar, lounge and upper floor restaurant), The Qvenue achieves a good level of consistent turnover with room for further potential.

The property has a function room for hire, pool table and good sized beer garden at the rear.

INTERNAL DETAILS

The ground floor is split to two areas: The Bar & The Lounge.

On entering The Bar area is to the left which is well decorated with football memorabilia, chairs, tables and a pool table with seating and standing for 120 covers.

Further ahead, The Lounge, offers a more relaxing environment and is used for private functions. Seating and standing for approximately 160 covers.

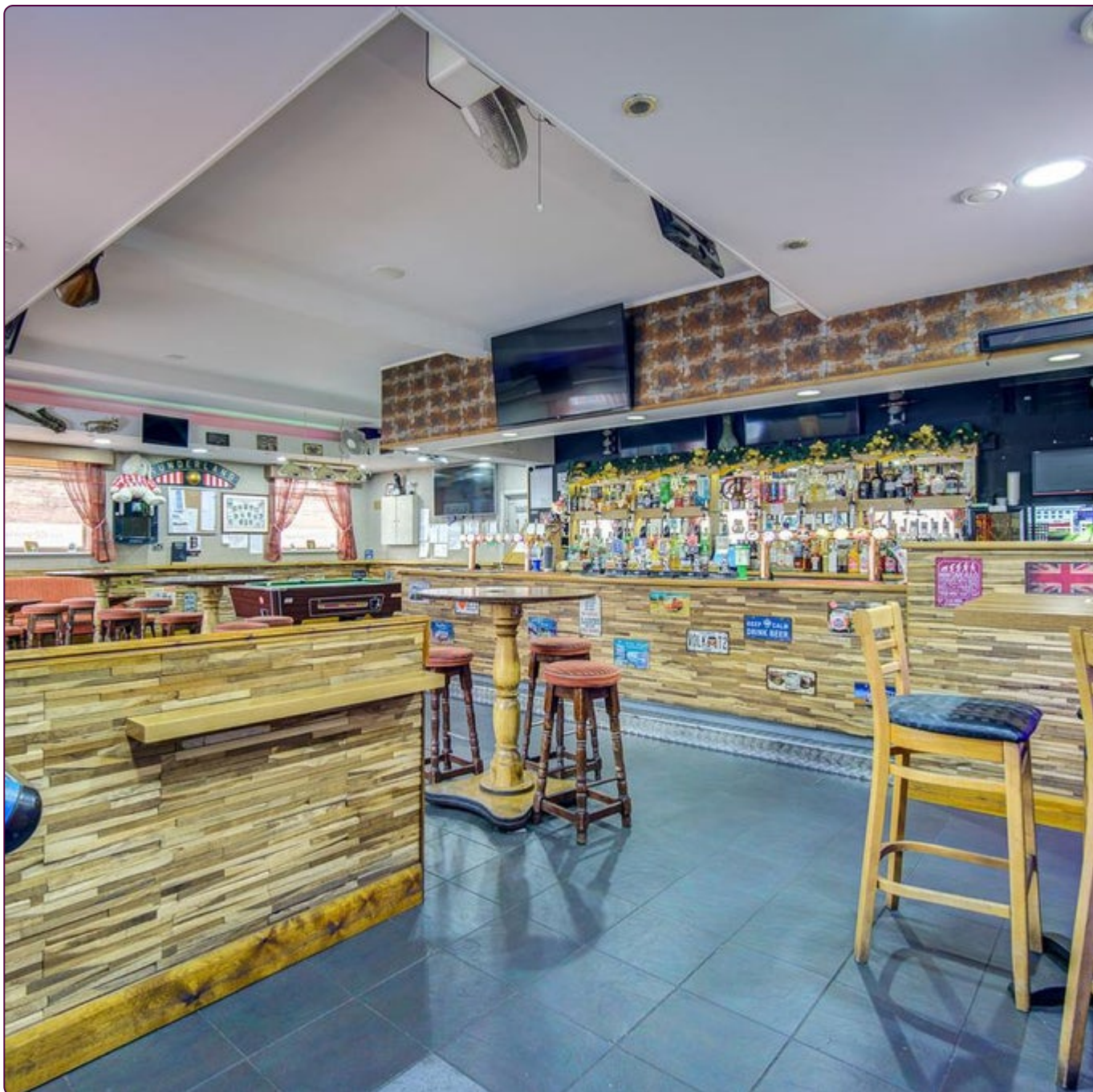
On the upper level there is a well maintained restaurant for 40 covers.

ANCILLARY AREAS

Fully fitted commercial kitchen (currently not used), as well as storage areas, cellar and WCs.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.





TRADING HOURS

Monday to Sunday
12.00pm to 11:30pm

STAFF

The @venue is currently owner-operated with the support of a team of full and part-time staff.

A full schedule can be provided on request.



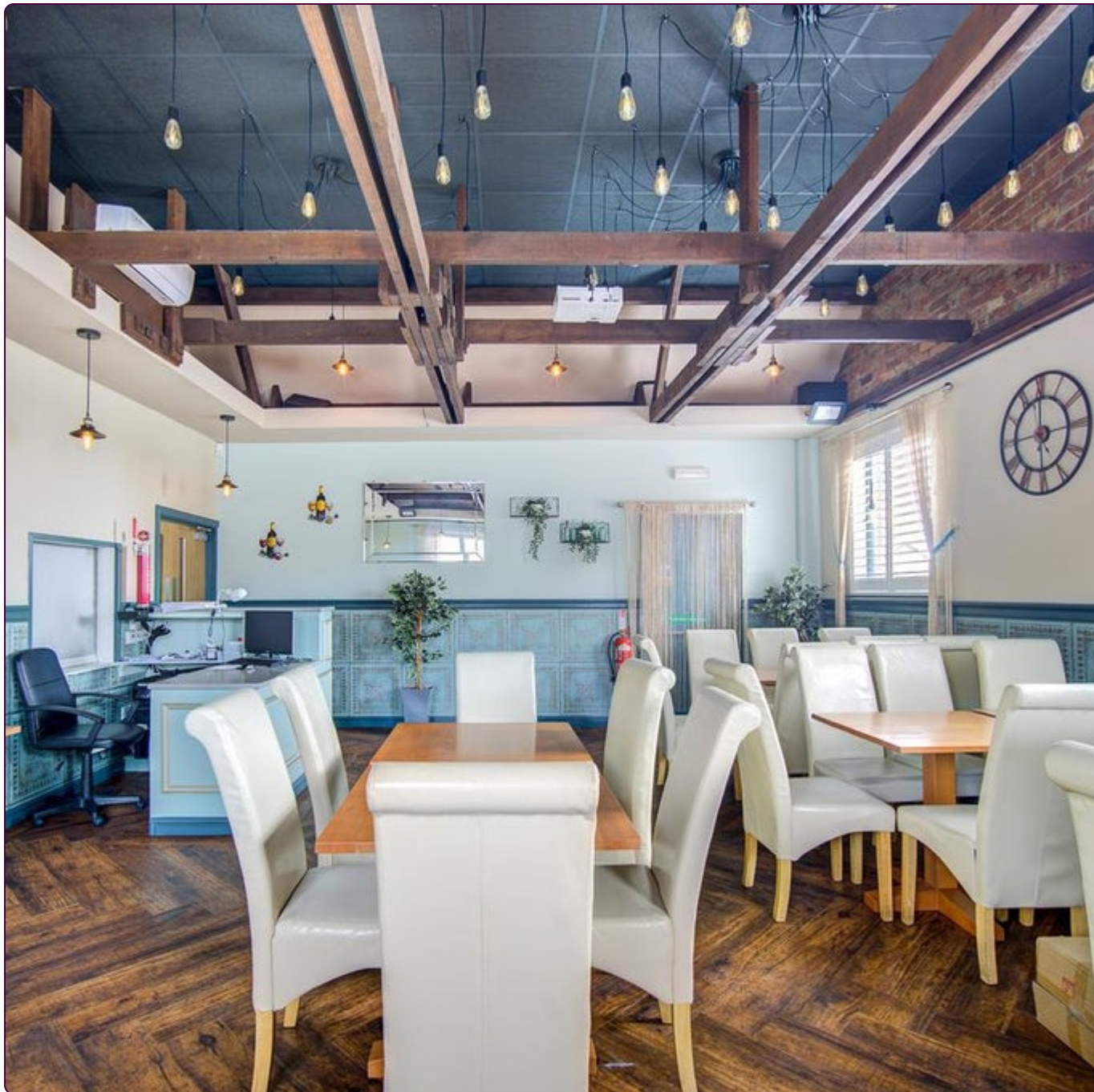
TRADING INFORMATION

Turnover for Year End 2023 was £498,949.

Turnover for Year End 2024 - c.£556,586.

Brewers' barrels is c.447 per annum (excluding wastage).

Trading information will be made available to seriously interested parties on request.



OWNER'S ACCOMMODATION

The owner's accommodation has three bedrooms with a lounge, reception room, kitchen and bathroom.

EXTERNAL DETAILS

To the rear is a good sized beer garden with under cover outdoor bar area, tables, chairs and standing for approximately 185 covers.

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £25,000.

Confirmation of actual rates payable can be obtained from the local Authority.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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:



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