The Albion

Viktor Street, Roker
Sunderland
SR6 0EN

Freehold: £250,000

Ref: 6450535

KEY HIGHLIGHTS

- Long Established
- Annualised Net Turnover c.£167k
- Wet only and Free of Tie
- External Trading Area
- Strong Community Following
- Fully Licensed - EPC Rating C

LOCATION

The Albion is located in Roker, Sunderland, approximately a 20 minute walk from the Stadium of Light, home to Sunderland United.

Roker is a coastal suburb of Sunderland, known for its stunning beach and promenade. The surrounding area has many tourist attractions including The National Glass Centre, Seaburn and Roker beaches, The Stack Entertainment complex, Marine Activities Centre, Roker Park, Watch House Museum. Close by is the busy Sunderland University.

DESCRIPTION

The Albion is a two storey property located in a populated housing area, within walking distance to the Stadium of Light and part of an established drinking circuit. This popular wet led and free of tie community pub is supported by plenty of locals.

Well maintained throughout with two trading areas (a bar and good sized lounge), as well as large living accommodation and private rear access. There is a good sized beer garden to the side. The Albion achieves a good level of consistent turnover with room for further potential.

Currently owner operated with a team of staff, the owners are now looking to retire after more than 20 years in the pub.

THE OPPORTUNITY

The Albion presents a great opportunity for an owner operator to purchase this large well positioned and well supported business, and to operate along the same lines as the current owner. Ideally located in primarily a residential area and close to Sunderland Stadium of Light, with a good passing trade, The Albion has been frequented by many locals for many years.

Alternatively, an experienced operator, perhaps with multiple sites, could expand the current offer and look to run as a managed house or an investor may look to purchase the premises and let it to an operator.

INTERNAL DETAILS

The main entrance to the property leads into the main bar area. Traditionally decorated with an open fireplace feature seating/standing for c.40 covers.

To the left of the bar is a games room with pool table with a good sized central bar serving both areas. The large lounge is accessed via the main bar area which is also used for private functions, with seating for c.40 covers

ANCILLARY AREAS

Basement cellar and storage, customer toilets and access to upstairs accommodation.

TRADING HOURS

Monday to Sunday
10.00am to 11.00pm

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. Items personal to the Sellers are excluded.

OWNER'S ACCOMMODATION

Currently used for storage, the upper floor comprises of a kitchen, bathroom, lounge and two bedrooms.

STAFF

The business is run by the owner operator with the help of part-time staff.

TRADING INFORMATION

Turnover for year ending March 2023 was c.£166,290. Adjusted Net profit for the same period was approximately £70,000.

Trading accounts and barrellage information is available to serious buyers only on request.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £2,950. Confirmation of actual rates payable can be obtained from the local Authority.


ALBION


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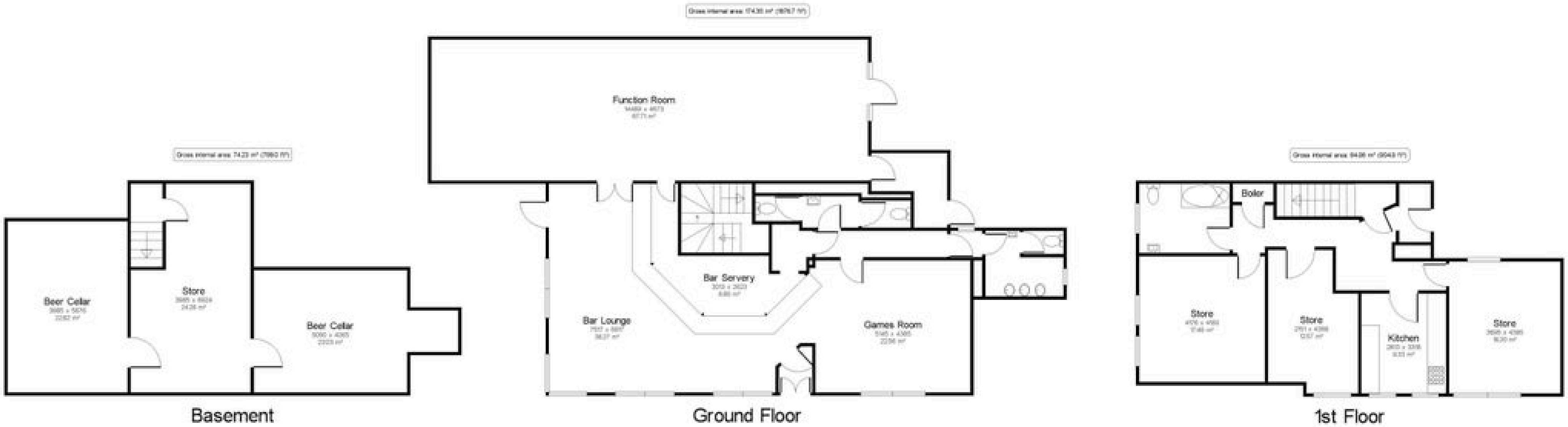
ALBION


Beer Cellar
Store
Beer Cellar
Basement
Function Room
Bar Servery
Bar Lounge
Games Room
Ground Floor
Boiler
Store
Store
Kitchen
Store
1st Floor

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.

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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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