

Ford Terrace  
Pallion  
Sunderland  
SR4 6LT



FORD  
TERRACE

Miraflores  
CAFÉ

Mon - Sat  
8 am - 6 pm

good life  
sales & lettings





## Ford Terrace

# Offers In The Region Of £110,000

### INTRODUCTION

COMMERCIAL CAFE/FLAT HYBRID OPPORTUNITY - FULLY LET £900pm RENTAL INCOME - SCOPE TO INCREASE IN FUTURE - GOOD LOCATION WALKING DISTANCE TO HOSPITAL - CAFE ON GROUND FLOOR (£400pm) - 2 BED SELF CONTAINED FLAT ON FIRST FLOOR (£500pm) - LARGE CORNER SITE - WELL PRESENTED THROUGHOUT - GOOD TENANTS - AVAILABLE DUE TO RETIREMENT OF OWNER ...

### GROUND FLOOR SHOP

Commercial ground floor café with frontage of approx. 20ft and a depth of 29ft 10" which encompasses a seating area for approx. 26 customers with a food preparation and tile area separate. There is a double radiator. Single glazed wooden framed shop front with electric roller shutter covering the whole frontage and the shop is within a short walk of the Royal hospital. Access door to the rear which includes 2 storage rooms, 1 of which has a locked internal door which can lead to the directly into the flat if required and radiator. 1 toilet exclusively serving the café.

### TOILET

6'7 x 3'0

Vinyl flooring, hand basin with chrome tap, toilet with low level cistern. Recessed lights to ceiling and radiator.

### FOOD PREPARATION KITCHEN

15'5 x 10'0

Measurements are approx.

Most of the equipment belongs to the building but comprises various food prep areas, stainless steel sinks and ovens, wall mounted combi boiler exclusively for the use of the ground floor café which services radiators in the main areas and provides hot water. Push button fire exit door into the rear yard which benefits from roller shutter door.

## FIRST FLOOR FLAT

### ENTRANCE HALL

Access door to the side of the building. Stairs to first floor landing.

### FIRST FLOOR LANDING

Radiator, side facing white uPVC double-glazed window, wall mounted combi boiler for the flat. 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to lounge.

### LOUNGE

14'1 x 11'10

Nice size lounge.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window.

### BEDROOM 1

12'5 x 7'0

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

### BEDROOM 2

8'9 x 6'9

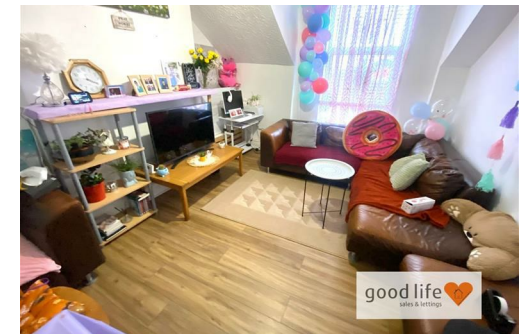
Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. This is a single bedroom.

### KITCHEN

9'7 x 7'5

Tiled flooring, radiator, wooden framed single-glazed window, fitted kitchen with a range of wall and floor units with contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and Monobloc tap. Integrated electric oven, 4 ring gas hob, space and plumbing for a washing machine, space for a low fridge/freezer.

### BATHROOM

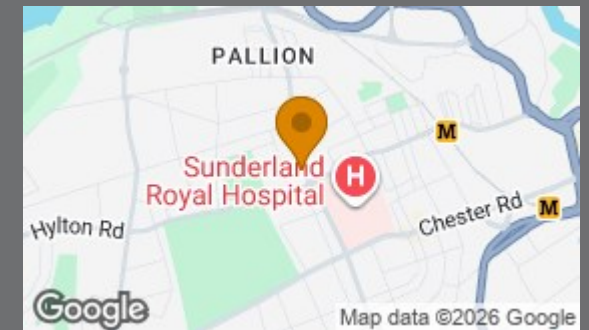


Local Authority

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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