



FOR SALE

THE VILLAGE TAVERN
RYHOPE
SUNDERLAND
SR2 0NQ



0.380 ACRES

Situation

The property has main road frontage to The Village in the centre of Ryhope some 4 miles south east of Sunderland City Centre.

Description

The Village Tavern is a mid-late 20th century property at the heart of Ryhope Village Conservation Area. It is of brick construction with a pitched tiled roof.

The premises would lend themselves to a variety of uses and redevelopment subject to the necessary consents.

Accommodation

The premises comprise:

		area
Hall	21.7 x 7.9	171 sq ft
Bar Area	38.9 x 25.2 plus 13.9 x 20.3	1,262 sq ft
Cellar Area at ground floor level to rear	20.2 x 15.5	313 sq ft
Further storage		
Rear Lounge	60.0 x 35.4 less 12.8 x 11.8	2,105 sq ft
Rear Rooms	14.6 x 13.7	200 sq ft
	12.4 x 14.4	179 sq ft

Site

The site extends to 0.380 acres or thereabouts.

Price

Offers are sought for the benefit of our client's freehold interest in the land, VAT will be applied to the sale.

Costs

Both parties are to be responsible for their own costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.

Viewing

Strictly by appointment with the agents:

Mr Gavin Black
Gavin Black & Partners
184 Portland Road
Jesmond
Newcastle upon Tyne
NE2 1DJ
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