

# Residential Investment Opportunity For Sale

12 South Cliff, Roker, Sunderland,  
Tyne & Wear, SR6 0PH

- Portfolio of 15no. one and two-bedroom apartments
- Superb sea views across Roker Pier
- Residents secure car parking
- Highly desirable coastal location
- Available by way of Freehold Title

**O.I.E.O. £1,800,000**



**Bradley Hall**

## LOCATION

Bradley Hall Sunderland are delighted to welcome this exceptional investment opportunity in the picturesque coastal town of Roker. The property comprises, 15 apartments with several apartments benefiting from views of the Roker pier and the coastline. Roker lies to the south of the towns of Seaburn & Whitburn and is a hugely popular location due to its array of amenities nearby including bars, restaurants and fantastic beaches.

## DESCRIPTION

A late 19<sup>th</sup> century brick built mid terraced property, with attractive views overlooking Roker beach. The property comprises 15 apartments spread over four floors, including basement. The apartments are a combination of one and two bedrooms, with each benefitting from their own bathroom and kitchen facilities.

Externally the property benefits from a front lawned area and to the rear of the property is a secure residents car park with 15 bays and two visitor spaces.

## ACCOMODATION

7no. One Bedroom Apartments

8no. Two Bedroom Apartments

## EPC

EPC Rating Bands B & C (See attached schedule)

## TERMS

Available by way of Freehold Title at offers invited in excess of £1,800,000 (Two Million Pounds). This equates to a **net initial yield of 6.07%**

Tenure: Freehold | Council Tax Bands: B & C | EPC Rating Bands: B & C | Unrestricted mobile phone coverage | Superfast Broadband

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

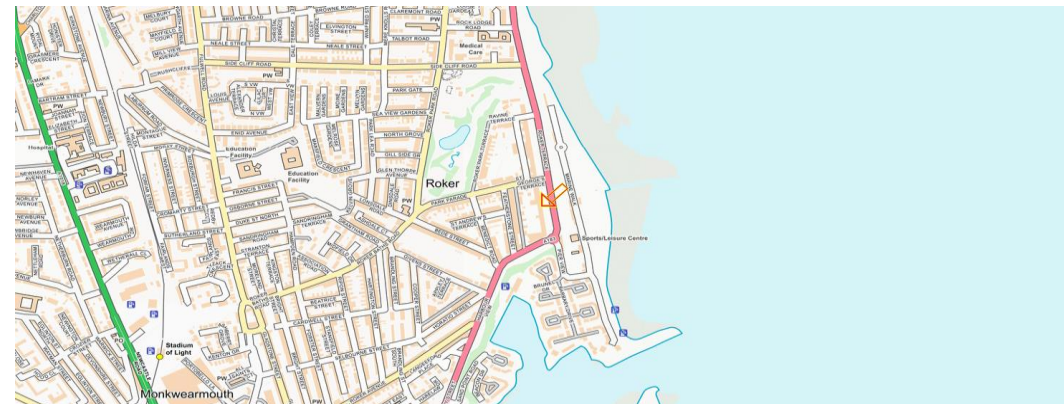
Each party is responsible for their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact the Sunderland Office on [Sunderland@bradleyhall.co.uk](mailto:Sunderland@bradleyhall.co.uk) or 0191 563 4242



Bus stop within 0.2 miles

Stadium of Light Metro Station  
within 1.4 miles



19 miles from Newcastle Airport

13 miles from Newcastle City Centre

## IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## ACCOMMODATION SCHEDULE & TENANCY INFORMATION

Most of the properties are let to private individuals on Assured Shorthold Tenancy (AST) Agreements. A copy of the AST's are available on request.

Property	Type	Bedrooms	Size (Ft <sup>2</sup> )	EPC	Term	Rent
Flat 1, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	957	C	AST	£8,100
Flat 2, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	521	C	AST	£6,600
Flat 3, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	489	C	AST	£6,420
Flat 4, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	529	C	AST	£6,900
Flat 5, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	489	C	AST	£6,420
Flat 6, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	540	C	AST	£7,020
Flat 7, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	836	C	AST	£8,400
Flat 8, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	795	C	AST	£7,020
Flat 9, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	595	B	AST	£6,600
Flat 10, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	746	C	AST	£8,100
Flat 11, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	1	571	C	AST	£6,300
Flat 12, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	799	C	AST	£8,400
Flat 13, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	605	B	AST	£7,800
Flat 14, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	705	C	AST	£7,800
Flat 15, South Lodge, 12/13 South Cliff, Roker, Sunderland. SR6 OPH	Apartment	2	558	C	AST	£7,800
<b>Total</b>						<b>£116,100</b>

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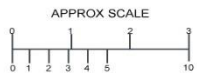
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# South Lodge, 12- 13 Roker Terrace, Sunderland



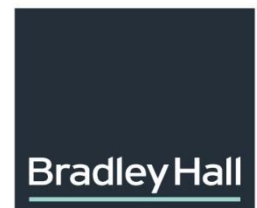
GROUND FLOOR



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

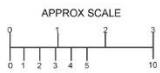
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# South Lodge, 12- 13 Roker Terrace, Sunderland



FIRST FLOOR



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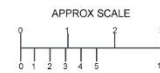
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# South Lodge, 12- 13 Roker Terrace, Sunderland



SECOND FLOOR



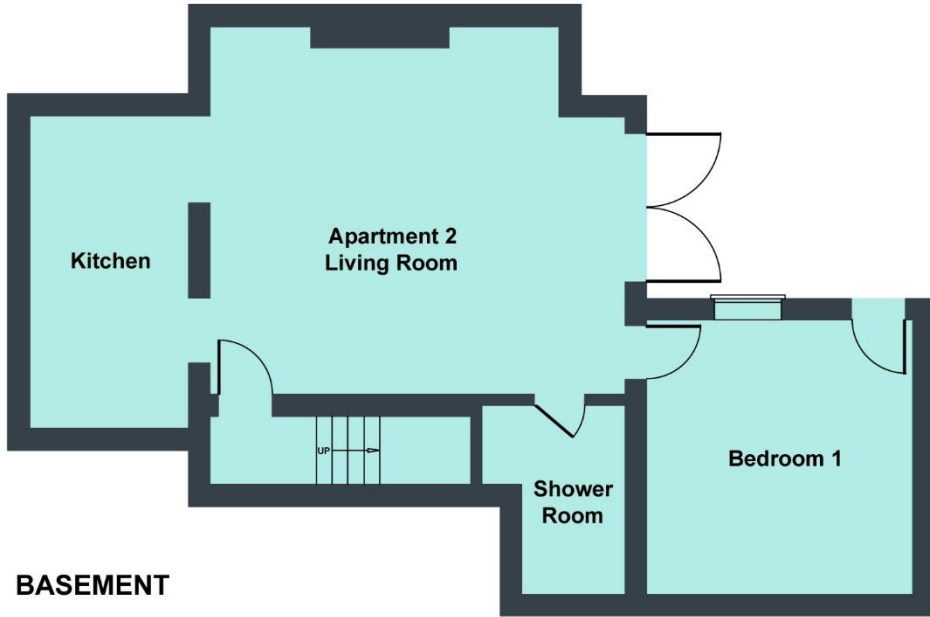
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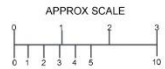
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**BASEMENT**



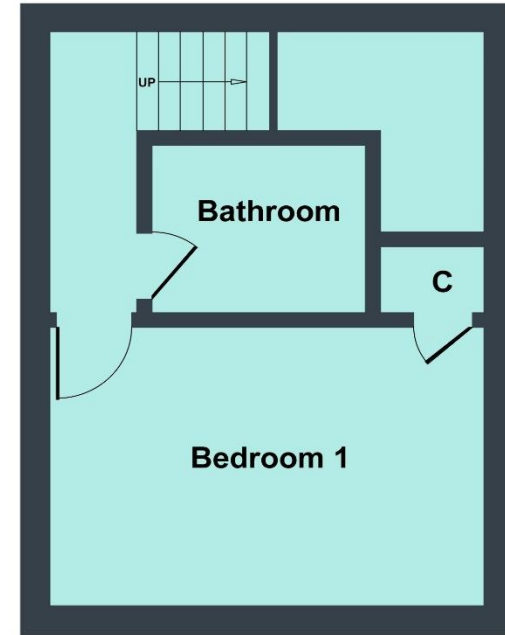
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# South Lodge, 12- 13 Roker Terrace, Sunderland



## Apartment 10 LOWER FLOOR PLAN



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# CONTACT US

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[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

