



FOR SALE

Long Leasehold Leisure Investment | Rent of £81,400 per annum

American Golf Shop and Driving Range | 16 acre site

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LOCATION

[Sunderland](#) is one of the main commercial centres in the North East located approximately 15 miles south of Newcastle upon Tyne with a population of 275,500 (2011 Census).

Sunderland hosts some of the region's largest employers including Nissan (12,000 employees), TSB, Johnson Controls, Berghaus, Unipress Ltd and Fusion. In a recent statement from January 2020 Nissan confirmed their commitment to Sunderland, where they produce an average of 500,000 cars per year at the UK's largest car factory.

Sunderland is also a successful University City providing a £12m sports facility and £8.5m science complex with a student population in excess of 18,000.

A new 360 acre [International Advanced Manufacturing Park \(IAMP\)](#) is being constructed close to Nissan to facilitate the demand for hi-tech accommodation in this area and enhance the services to Nissan. Phase One has been completed and provides 125 acres of land for manufacturing with 1m sq ft of flexible building opportunities.

SITUATION

[The Property](#) is located to the north of the city on the junction of the A1018 and A184 major arterial routes into the city and providing excellent access and visibility to the property.



Seaburn, a coastal suburb of Sunderland, is located approximately 2 miles to the east and since 2011 has undergone continual investment to enhance the beach and local area to provide a first class family resort for residents and visitors alike.



Other occupiers in the vicinity include a Sainsbury's Superstore, Volkswagen Showroom, and Sunderland Greyhound Stadium. Fulwell Quarry Nature Reserve and Seaburn Metro Station are also close by.

DESCRIPTION

The site encompasses approximately 16 acres providing an American Golf Discount Centre, Sunderland Golf Driving Range, a first floor office, a residential flat and a Mitchells and Butlers Public House.

The driving range comprises 42 undercover, floodlit, driving range bays with chipping targets and greens. There is also a large car park.



VIDEO ARCHIVE

Please click the links below to view drone videos of the buildings and driving range:

- [Drone video #1](#)
- [Drone video #2](#)
- [Drone video #3](#)
- [Drone video #4](#)

FUTURE RESIDENTIAL DEVELOPMENT OPPORTUNITY

There may be an opportunity for future long-term residential development.

According to [Sunderland Councils Core Strategy & Development Plan](#) from January 2020, the land immediately to the south of the subject has been earmarked as a Housing Growth Area.

Image taken from Page 48 – Core Strategy & Development Plan (www.sunderland.gov.uk)



Figure 25: Fulwell

TENURE

The property is held long-leasehold from Sunderland City Council for a term of 125 years from 10 March 1995 at a ground rent of £6,000 per annum. This is the responsibility equally of American Golf Discount Centre and the driving range.



PROPOSAL

Our client is seeking offers in the region of **£950,000 (Nine Hundred & Fifty Thousand Pounds)** for their long-leasehold interest subject to contract, which shows a very low £59,375 per acre and a net initial yield of **8.11%** after allowing for costs of 5.69%

VAT

We understand the property is elected to tax and would envisage the transaction to be dealt with by way of a TOGC

EPC

EPC reports can be provided upon request.

VIEWING

Strictly By appointment through Johnson Tucker LLP.

For more information please contact:

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ACCOMMODATION/TENANCY SCHEDULE

Description	Tenant	Lease Expiry	Rent	Repair Liability	Guarantor	Reviews	Floor Area	RV	EPC Rating
Golf Shop	American Golf (Trading) Limited	05/11/2024	£36,000	Effective FRI			288 sq m (3,100 sq ft)	£32,406	Commissioned
Driving Range	Sunderland Golf Centre Limited	30/09/2028	£30,000	Effective FRI	Personal	3 yearly linked to RPI	16 acres	£18,000	Commissioned
Offices	New letting agreed	03/04/2023	£8,500	Effective FRI			74.3 sq m (800 sq ft)	£3,333	Commissioned
Flat	Two Individuals	10/01/2022	£6,900	Non recoverable					C
Public House	Miller & Carter Steakhouse (Mitchells & Butler)	Sold off long leasehold interest	n/a						
		TOTAL	£81,400						

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