



portfolio to buy in SR1

Borough Road, Sunderland, Tyne and Wear, SR1 1HR

£50,000 Starting Bid

Tenure

Leasehold

Property features

- ✓ 3 property portfolio
- ✓ For sale via modern auction
- ✓ City centre location
- ✓ Ideal investment opportunity
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

*** 3 Property portfolio, to be sold via auction *** Terms and conditions apply ***

Pattinson estate agents are delighted to offer a fantastic investment opportunity to acquire a portfolio of three modern apartments within the highly sought-after Horizon House development in the heart of Sunderland City Centre.

This portfolio is being offered with a strategic mix of immediate rental income and capital appreciation potential, making it an ideal addition for seasoned investors or those looking to expand their buy-to-let portfolio.

Portfolio Overview

Total Properties:

3 modern apartments (Apartment 122, Apartment 611, and Apartment 612).

Occupancy Status: Two apartments are sold vacant; one apartment is sold with a tenant in situ.

Current Rental Income: The tenanted apartment generates £500 per calendar month (£6,000 per annum).

Tenure: Leasehold - 243 years remaining on each.

Location: Prime city centre location with excellent rental demand.

Property Breakdown

Apartment 122 Horizon House

Status: Vacant possession.

EPC: D rated

Description: A well-proportioned apartment featuring an open-plan living and kitchen area, a modern bathroom, and a neutral interior. Ideal for immediate marketing to professionals or students to maximize rental yield.

Apartment 611 Horizon House

Status: Vacant possession.

EPC: C rated

Description: An upper-floor apartment boasting excellent views over the city. Perfectly positioned alongside Apartment 611, providing an excellent opportunity to let out at current market rates or refresh for resale.

Apartment 612 Horizon House

Status: Tenanted.

Rental Income: £500 per month (£6,000 per annum).

EPC: C rated

Description: Situated on an upper floor, this property offers immediate, hassle-free cash flow from day one with a reliable tenant in situ.

Location & Amenities

Horizon House is situated in a prime position on Borough Road, placing it right at the epicenter of Sunderland's city centre regeneration. This highly accessible location ensures a consistently high rental demand from a diverse demographic of tenants, ranging from young working professionals to academic staff.

Commuters will find the location exceptionally convenient, as the development sits just a short walk away from the Sunderland Interchange and Metro station. This provides rapid, direct transport links across the wider Tyne and Wear region, including easy access to Newcastle City Centre and Newcastle Airport.

For student accommodation requirements, the property is perfectly positioned. It sits just minutes away from the University of Sunderland City Campus, making it a highly attractive option for the university's large student population.

Additionally, the cultural and retail heart of the city is right on the doorstep, with The Bridges Shopping Centre, local supermarkets, gym facilities, and a vibrant selection of bars and restaurants all within short walking distance.

Portfolios of this nature within Horizon House rarely come to the market. With two vacant units ready to be optimized for maximum market rent and one unit providing immediate yield, this lot offers a balanced, high-utility investment profile.

Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 243

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,080.00

Service Charge Review Period: yearly

Price: Starting Bid £50,000

Property Type: Portfolio

Parking: None

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room - Apt 122



Kitchen - Apt 122



Bedroom 1 - Apt 122



Bathroom - apt 122





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Borough Road, Sunderland, Tyne and Wear, SR1 1HR

Contact your local branch today for more information on this property:

51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

