



The Hendon Grange

Ocean Road East, Sunderland, Durham SR2 9RZ

Freehold - £280,000

- Wet-led pub
- Substantial detached building
- Two trade areas (120)
- Function room (120)
- Spacious, four bedroom owners accommodation
- Development potential (STPP)/ currently closed

Ref: 95485

01904 793333

yorkshire@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Hendon Grange Hotel is located in Grangetown in the city of Sunderland, south of the River Wear, close to Sunderland AFC's Stadium of Light. Set in an area of the North East which enjoys stunning views towards the North Sea, this is a region which is undergoing a huge transformation and The Hendon Grange Hotel is well-placed to take advantage of this. Given the size of the building, there is lots of scope to redevelop the site (subject to planning consent).

The property is a large, detached building over three floors. It is of brick construction under a new slate roof and briefly comprises:

TRADE AREAS

GROUND FLOOR

Entrance from the front into the MAIN BAR area. This is a large, open plan space with bench seating, pool table, a darts throw and a wooden floor. A wood panelled and topped BAR SERVERY spans the entire length of the pub. LADIES' and GENTLEMEN'S TOILETS adjacent.

Located to the rear is a smaller seating area with wooden tables, chairs and a darts area.

FIRST FLOOR

Large FUNCTION ROOM with seating for approximately 120. This room has a stage and its own characterful bar servery. This is an excellent space for weddings and other events.

LADIES' AND GENTLEMEN'S TOILETS.

BASEMENT

A below ground, chilled BEER CELLAR and dry STORAGE AREA.

OWNERS ACCOMMODATION

Located to the rear of the building is the private accommodation, spanning three floors and comprising: FOUR BEDROOMS, TWO BATHROOMS and a spacious LIVING ROOM leading into a KITCHEN. Private courtyard beyond.

EXTERNAL

To the rear is an old STABLE BLOCK and STORAGE AREA that has the potential to be converted. There is also rear access to the private courtyard.

THE BUSINESS

The business has been operated successfully by the current owners for 31 years and now wishes to sell due to retirement. It has provided a fantastic service to the local community and residents of the surrounding area, with many people visiting the pub to watch the football on game days. The Hendon Grange has been run as a lifestyle business by our clients but has huge potential for growth; a new owner could expand its opening hours and add a food offering and/or letting rooms. Alternatively, the premises might suit change of use, subject to necessary planning permissions. The gable end electronic advertisement also generates £4,000 per annum.

The business is currently closed, therefore no trading information is available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



TENURE & PRICE

FREEHOLD - £280,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

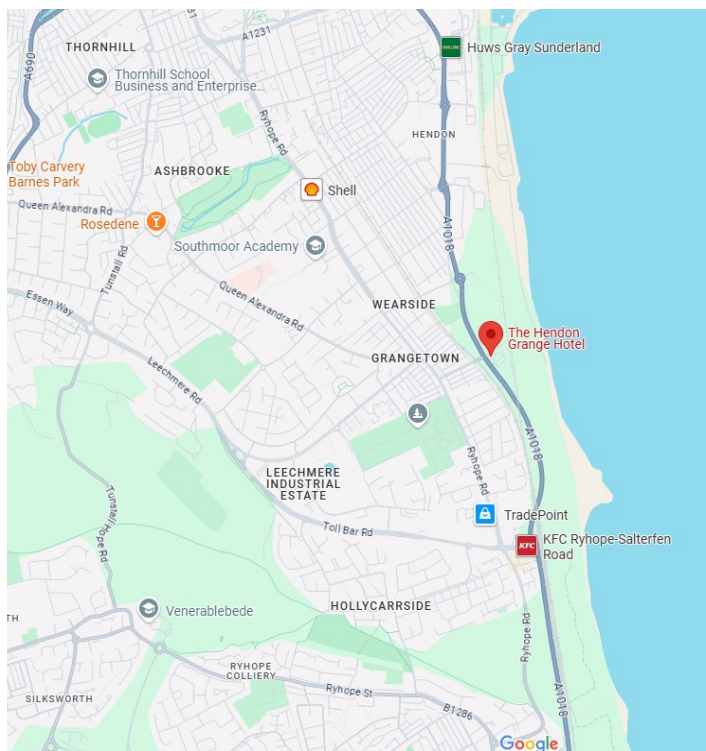
A full Premises Licence is held.

SERVICES

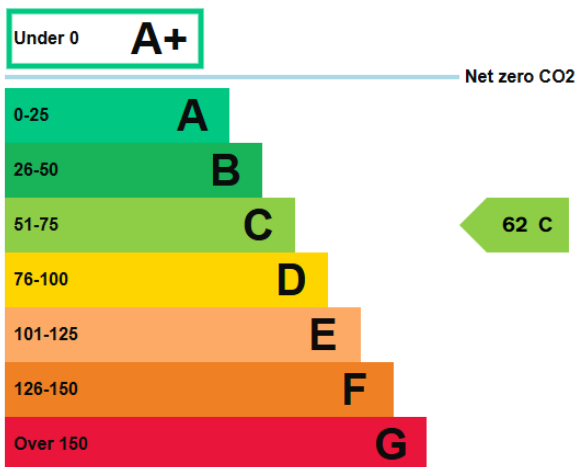
All mains services are connected.

Current rateable value from 1 April 2026 to present: £2,200

Local Authority: Sunderland City Council, City Hall,
Sunderland, SR1 3AH



This property's energy rating is C.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 8298-6555-6247-7180-3911

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635