

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF:

NE1815 / RF



North East Commercial
Property & Business Agents

HOT FOOD / SANDWICH BAR with DELIVERIES t/a "Bigger Phil'lers"

391 Benton Road, Longbenton,
Newcastle upon Tyne NE7 7EE

Sales Particulars



- High turnover business with varied income streams.
- Prominent location within busy secondary parade.
- Retail sales plus delivery rounds.
- Extensive premises with 2x prep areas.
- Scope to add wholesale and catering elements.
- Genuine reason for reluctant sale.
- LEASEHOLD £34,950 plus van.

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Location

The business premises are located within a busy secondary shopping parade in the heart of Longbenton, on a corner site at the junction of Benton Road with Whitley Road. There are high levels of potential passing trade, supported by the free on street parking, and immediate area comprises a mixture of offices, commercial and residential accommodation all of which provide good levels of captive trade.

Business

This business opportunity currently comprises a broad food offer which includes retail, collection and delivery. The menu is extensive and during the day the concentrates on traditional hot and cold sandwiches with a selection of daily specials. This is popular with the lunchtime customers who are predominantly office workers from the nearby HMRC offices at Benton View. There are approximately 20 internal covers for customers who want to sit in.

In addition to the walk-in lunchtime trade there is a delivery van that runs daily predetermined rounds visiting local retail parks, industrial estates and out of town office blocks.

From around 2pm onwards the menu diversifies to include burgers, hot dogs, kebabs and “movie foods”, similar to a hot food takeaway. The business is listed on both **Just Eat, Uber Eats** and **Deliveroo** and the rear preparation area is fully compliant with a new extraction system installed at the start 2022. At the moment approximately 80% of the sales are generated from the delivery service. The rear space has ample capacity to cope with additional production and this could be in the form of more wholesale production, deliveries or a buffet/corporate offer.

This is a rare hot food opportunity within this suburb and enthusiastic new owners could drive this business forward.

Premises

Comprises a retail shop with a large kitchen and prep area to the rear. The premises from part a larger terrace of shops and offices with on street parking to the front.

Ground Floor

Retail / Dining Area	470 sq.ft. (43.5 sq.m.)
Kitchen	325 sq.ft. (30 sq.m.)
Prep Area	485 sq.ft. (45 sq.m.)
Toilets	

EPC

Rating E. A copy of the document is available on request.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Trading Hours

Monday - Thursday	7.00am - 9.00pm
Friday - Saturday	7.00am - 10.00pm
Sunday	7.00am - 3.00pm

Staff

The business is managed by our client with the help of 6 members of staff.

Fixtures & Fittings

An inventory will be available to bona fide purchasers prior to any exchange of contracts.

Rates

The premises are assessed as follows:
Rateable Value £tbc

Tenure

The premises are held on a 5 year lease from 2021 with a break clause at the 2nd anniversary. The rent is £200 per week and there are annual rent reviews. Full lease details are available on application.

Money Laundering Regulations:

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