

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1823



North East Commercial
Property & Business Agents

INDIAN HOT FOOD TAKEAWAY t/a "Whickham Tandoori"

33 Front Street, Whickham
Newcastle upon Tyne, NE16 4EA



- Long established trading business.
- Sales circa £3,500 - £4,000 weekly.
- Main road location in pleasant suburb.
- Fully fitted and equipped for the trade.
- Suitable for other cuisines.
- Close to main road links.
- LEASEHOLD £39,950 to include all fixtures.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location:

This opportunity comprises a well-established trading business located in the heart of the popular area of Whickham, 5 miles south west of Newcastle city centre. Whickham is well connected with relatively easy access via the A1 Western Bypass.

Business:

This is a reputable business which has been in our client's ownership since 2017 but has been trading from within Whickham for over 25 years. The business has been placed on the market as the owner is considering another unrelated business opportunity.

The premises are configured to provide a customer service area to the front with a good sized kitchen to the rear but which also has separate access through the front door to assist the delivery element of the trade.

The current menu is traditional Indian cuisine and the business appears to be popular, with positive levels of feedback via social media. 50% of the business is generated via collection from local residents but the deliveries make up the remainder, 30% of which come from the **JUST EAT** online ordering network. The kitchen also has a twin pizza oven installed and our client does offer this option, with an Indian twist.

Viewing is recommended to appreciate the location and hot food opportunities do not come onto the market very often in Whickham.

Premises:

Comprises a single storey self - contained unit.

Ground Floor

Service / Waiting Area circa 180 sq.ft. (17 sq.m.)

Kitchen / Prep area circa 240 sq.ft. (22 sq.m.) with extraction system, 7 pan burner, worktops, hot tray, tandoori oven, fridges, freezers, sink and pizza oven.

Store circa 81 sq.ft. (7.5 sq.m.)

W.C.

Trading Hours:

Sunday – Monday 5.00pm – 10.00pm
Tuesday closed



Staff:

The business is currently managed by the owner with the help of 3 chefs and 2 kitchen staff.

Fixtures & Fittings:

A full inventory would be made available prior to an exchange of contracts.

Rates:

The premises are assessed as follows:
Rateable Value £12,500

Tenure:

We are verbally informed that the premises are held on a 14 year lease 2016. The current rent is £12,000 per annum. Interested parties should seek legal confirmation of this information.

EPC:

Rating - TBC

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.

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