

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1844



North East Commercial  
Property & Business Agents

## FISH & CHIP / HOT FOOD TAKEAWAY OPPORTUNITY

9 Priory Road, Framwellgate Moor,  
Durham City, DH1 5JG



- Currently operating as a Turkish kitchen.
- Suitable for a variety of hot food uses.
- Fish & Chips range still installed.
- Pleasant suburb within Durham City outskirts.
- Excellent opportunity for owner operator.
- Low overheads and long lease in place.
- LEASEHOLD £25,000 for all fixtures & fittings.

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Sales Particulars

## Location

The premises are situated within a busy retail parade, located on the main road running between Framwellgate Moor and Arndale Centre and nearby operators include a convenience store, barbers and chinese takeaway.

The shop serves a densely populated residential area close to the University Hospital and Civic Centre with good road links onto the A167. The City centre is approx. 1.5 mile away and Durham is a vibrant University City with a Cathedral and Castle, making it a year round tourist destination.

## Business

This opportunity comprises a compact lock up retail unit which is currently trading as a Turkish kitchen but prior to this it operated as a traditional fish and chip shop with some pizza sales.

The unit was fully fitted out in 2017 and is in good general order. Whilst it is relatively compact, there is ample prep and service space to the rear and the unit would be suitable for a variety of hot food uses.

The location means that there are strong levels of captive trade from the local population and passing trade is generated from the main road access and free car parking to the front.

## Premises

Comprises a lock up ground floor retail unit;

### Ground Floor

**Sales Shop** circa 236 sq.ft. (21.9 sq.m.) with 2 pan gas range, bain marie, drinks fridge, charcoal grill, kebab machine and various other associated

**Prep Area** 84 sq.ft. (7.8 sq.m.) with double sink unit.

**Potato Store** with chipper, peeler and fridge / freezer.

**W.C.**

## EPC

Rating D.



## Permitted Trading Hours

Monday - Sunday 08.00 till 23.00

## Services

Mains electricity, gas, water and sewerage services are connected to the property.

## Rates

The property is assessed as follows:

Rateable Value £2,700

Rates free incentives subject to individual status.

## Tenure

The premises are held on a 15 year lease from 2017. Current rent £7,500 per annum. Interested parties should seek legal confirmation of this.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/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