

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1912



North East Commercial  
Property & Business Agents

## SUBWAY FRANCHISE OPPORTUNITY

44a The Green, Southwick,  
Sunderland, SR5 2HY



- Sales £300,000 per annum.
- Currently operated under management.
- Spacious premises of circa 1,300 sq.ft. (120 sq.m.).
- Situated within an established shopping area.
- High levels of captive & passing trade.
- Well-established fully fitted & equipped outlet.
- LEASEHOLD PRICE - £99,950 plus SAV

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

Sales Particulars

### Location:

The premises are located within a busy secondary shopping area benefitting from high levels of captive and passing trade.

Other nearby retailers include B&M Home Store, Heron Foods, William Hill, Lifestyle Express & The Post Office. There have also been plans approved for a new Tesco development nearby which should increase footfall to the area.

### Business:

This unit is located in the heart of a very busy shopping area and with high levels of both locals and shoppers trade. The premises are spacious and incorporate seating for up to 30 covers and the seating area is a pleasant, modern space.

Subway provide a strong, identifiable corporate image that is backed up with marketing support and guidance from a Head Office team. For this support, and including the aggressive media marketing, the franchisees pay a fee which equates to circa 12.5% of the turnover.

### Premises:

Comprises an extensive ground floor lock up retail unit fully fitted and equipped for the franchise. The GIA extends to 1,290 sq.ft. (119.9 sq.m.).

### Opening Hours:

Monday - Saturday	9.00am - 8.00pm
Sunday	9.00am - 6.00pm

### Staff:

The business is currently run under management.

### Services:

The premises are supplied with mains electricity, water and is fitted with a fire alarm system. The premises also benefit from CCTV systems.

#### 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



### EPC:

Rating D.

### Tenure:

The premises are held on lease for a term of 15 years from August 2016 at a rent of £9,000 per annum. Details on application.

### Rates:

Rateable Value - £14,000 (from April 2023).  
Current rates payable £1,570 per annum.  
Incentives available subject to status.

### 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.

### Subway Franchise Fee

There is a franchise fee of up to £8,000 payable to Subway to cover their legal costs, the assignment of the lease and a training course (if required).