

BUSINESS SALES

VALUATIONS

AGENCY

REF; NE1942



North East Commercial  
Property & Business Agents

## FITTED & EQUIPPED FISH & CHIPS OPPORTUNITY

60 Downend Road, Westerhope,  
Newcastle upon Tyne NE5 5NH

# Sales Particulars



- Spacious ground floor unit.
- Fitted & Equipped with a Kiremko range.
- Trading permitted from 9am - 8pm.
- Very well fitted and equipped for the trade.
- External on street parking.
- New lease available.
- PREMIUM £15,000 to include all equipment.

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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### Location:

This business opportunity is located within a busy parade of shops in the heart of Hillheads Estate, just off Hillheads Road in Westerhope. Other tenants include a vets, convenience store and sandwich bar.

Westerhope is a popular suburb of Newcastle on the western outskirts of the City centre comprising a broad mix of residential housing. The area benefits from good road links via the A69 and A1 (Western Bypass).

### Business:

This is a modernised unit which was refurbished and refitted in 2017 prior to opening as a traditional fish and chip shop. The equipment was new at that point and no expense was spared with a **Kiremko** 3 pan gas range installed and a good selection of other items.

The premises are in good order with a spacious waiting and service area to the front plus a potential seating section which is currently not utilised. To the rear there is another large preparation space and the additional equipment includes chippers, peelers, stainless steel worktops plus complementary kit.

In the interests of fair competition, the landlord would resist the unit being used for the sale of pizzas or Chinese cuisine as these food offers are already represented in the parade.

This is an opportunity possibly suited to a couple or partnership who are willing to operate the business hands on and develop all aspects, including deliveries.

### Premises:

Comprising the ground floor of a terraced 2 storey unit forming part of a larger parade.

#### Ground Floor

|                                |                      |
|--------------------------------|----------------------|
| <b>Customer / Waiting Area</b> | 365sq.ft. (34 sq.m.) |
| <b>Service Area</b>            | 260 sq.ft.(24 sq.m.) |
| <b>Rear Prep / Store</b>       | 280 sq.ft.(26 sq.m.) |
| <b>W.C.</b>                    |                      |

### External Parking

for 1 vehicle.

#### 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 - C

### 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.