

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1948



North East Commercial
Property & Business Agents

SUBWAY FRANCHISE OPPORTUNITY

Kiosk 1, Pavilion Shopping Centre,
Thornaby on Tees TS17 9EN



- Sales circa £3,600 weekly excl. VAT.
- Currently operated under management.
- Attractive self-contained space.
- Situated within an established shopping area.
- High levels of captive & passing trade.
- Well-established fully fitted & equipped outlet.
- ASKING PRICE £25,000 plus SAV.

4 Staithes
The Watermark
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Location:

The premises are located within a busy shopping centre in the heart of Thornaby which is located in the North East of England between Stockton on Tees and Middlesbrough.

The Pavilion Shopping Centre is the main retail offer within Thornaby and tenants include ASDA, Iceland, Boots, Greggs & The Post Office. There is a free 700 space car park serving the site.

Business:

This unit is located in the heart of a very busy shopping area with high levels of captive trade. The premises are spacious and incorporate seating for up to 20 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.

This franchise has been in our client's ownership since it opened in 2009 and is on the market as they are looking to reduce their commitments.

Premises:

Comprises a modern detached lock up retail unit fully fitted and equipped for the franchise. The GIA extends to 750 sq.ft. (70 sq.m.).

Opening Hours:

Monday - Saturday	9.00am - 5.30pm
Sunday	11.00am - 4.00pm

Staff:

The business is currently run under management with 1 manager and 4 part time staff. There are 2 staff allocated on each day.



EPC:

Rating TBC.

Tenure:

The premises are held on lease for a term of 15 years from June 2009 at a rent of £20,000 per annum exclusive. Further details available on application.

Rates:

Rateable Value - £14,500 (from April 2023).
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 circa £5,000 payable to Subway to cover their legal costs, the assignment of the lease and a training course (if required).

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