

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1950



North East Commercial
Property & Business Agents

SANDWICH BAR / DELI

t/a "Frankie & Tony's Sandwich Bar Limited"

19 Ridley Place
Newcastle upon Tyne NE1 8JN



Sales Particulars

- Sales £8,000 - £10,000 weekly.
- Thriving City centre location.
- Longstanding trading business.
- Established for 20+ years.
- Well fitted and equipped premises.
- Rare to the market opportunity.
- Genuine reason for sale.
- LEASEHOLD £115,000 plus stock at valuation.

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Location

The premises are located within a busy and popular leisure area on Ridley Place which runs just off Northumberland Street in the heart of the main shopping district.

Ridley Place has benefitted from a significant makeover over the last couple of years which has included the provision of pavement terraces and seating areas to support the food outlets in this part of the City. The shop sits between the two University campuses and there are extremely high levels of captive trade.

Business

The business opportunity will comprise a single fronted retail unit trading as a busy and long-established sandwich bar located in the heart of the City centre. The business has been trading from the site for over 20 years and is on the market as our client wishes to semi retire and reduce their work commitments.

The premises are in excellent order and are fully fitted and equipped for the trade. The menu comprises a broad range of sandwiches, salads and paninis, all of which are made to order. Cakes, confectionery, and hot and cold drinks are also available across the counter.

The business has a loyal and growing customer base comprising students, local shop and office workers plus a good number of regulars. The shop opens daytimes only and whilst there are some collection orders, most of the takings come from the steady walk in and repeat trade.

The short hours trading regime is through personal choice, rather than custom, and there is scope for new owners to develop the business and to extend the trading hours, particularly by opening on a Sunday where there is a real demand.

New owners could look at offering other services, such as outside catering, delivery rounds, or even developing a pop-up store for markets and events. The business is a rare to the market opportunity with strong profit margins and the potential for further growth in the right hands.

Premises

Comprise a self-contained ground floor shop which forms part of a small secondary shopping area.

Ground Floor

Retail / Service Area circa 25 sq.m. (270 sq.ft.).

Kitchen / Prep / Store circa 23 sq.m. (250 sq.ft.).

Basement

Stores circa 16 sq.m. (170 sq.ft.)

W.C.

External

1x allocated parking space to rear.

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



Staff

Operated by our client (1) with the help of 8 staff.

Fixtures & Fittings

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

Trading Hours

Monday - Friday	8.00am - 3.00pm
Saturday	8.30am - 3.00pm
Sunday	closed

Rates

The premises are assessed as follows:

Rateable Value £10,000 (2023 list)

Rates free incentives subject to individual status.

Tenure

The premises are held on a 10 year EFRI lease from August 2023 at a passing rent of £19,000 per annum. There are break clauses and rent reviews at the 5th anniversary. Further details available on request.

EPC

Rating - D.

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.