

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1980



North East Commercial  
Property & Business Agents

**BURGER BAR / HOT FOOD TAKEAWAY**  
t/a "Fire House #1"

12a Newgate Street, Morpeth,  
Northumberland NE61 1BA

# Sales Particulars



- Sales £8,000 - £11,000 weekly.
- Fully refurbished premises.
- Town centre location with captive trade.
- 16 - 20 internal covers.
- Highly reputable business.
- Scope to extend daytime trading hours.
- LEASEHOLD PRICE £60,000.

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)

## Location

This popular hot food and burger bar business is ideally positioned in the centre of Morpeth on Newgate Street.

The business forms part of a busy terrace that includes hair salons, estate agents and other food operators. The town centre is popular and retailers are supported by ample free car parking supported by a disc.

## Business

This shop was originally Cube café and was acquired by our client before relaunching in May 2022 as the original Fire House #1.

The premises are extensive and provide a service and seating area to the front with a large open kitchen directly behind. At the rear of the kitchen there is access for vehicles to assist with the delivery trade.

The menu concentrates on its high quality burger offer and the outlet is listed with all the major delivery apps as well as having its own bespoke website. Social media reviews and feedback are positive and new owners could choose to develop the menu if they wish. At the moment trade comprises circa 80% deliveries during the week and then a 50/50 split between the shop and delivery elements from Friday to Sunday.

The current trading hours reflect the owner's other business commitments but they believe that there is a demand for a lunchtime offer during the week.

**Premises** extend to 690 sq.ft. / 64 sq.m.

**Ground Floor**  
**Seating Area** 16 - 20 internal covers.  
**Kitchen**  
**Prep Area**

**External**  
**W.C.**

## Trading Hours

Monday to Wednesday 4.00pm – 9.00pm  
Thursday to Sunday 11.00am – 10.00pm

### 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



## Fixtures & Fittings

Fitted and equipped to an excellent standard.

## Services

Phase 3 electricity, water and sewerage services are connected to the property.

## Rates

The property is assessed as follows:  
Rateable Value £7,300  
Rates free incentives subject to individual status.

## Tenure

The premises are held on a 5 year lease from February 2022. The current rent is £14,800 per annum. Further details are available on request.

## EPC

Rating TBC.

## 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.