

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE1996



North East Commercial  
Property & Business Agents

## TRADITIONAL FISH & CHIP SHOP t/a "Crozier Fisheries"

8 Crozier Street,  
Sunderland SR5 1JF



Sales Particulars

- High turnover and high profit margin operation.
- Long established and reputable business.
- Short trading hours. Total of 20 hours per week.
- Exceptional fit and finish with new 4 pan range.
- 1 Bed Flat above for occupation or letting out.
- LEASEHOLD PRICE £150,000 to include all fixtures.
- FREEHOLD OPTION MAY BE AVAILABLE.

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### Location

The business forms part of a small suburban shopping area just off Newcastle Road to the north of the City centre not far from the Stadium of Light. The immediate area is a mixture of residential and retail accommodation and occupiers include hair and beauty salons, a convenience store and a sandwich bar.

### Business

This fish and chip shop has been in our client's ownership for over 30 years but has been placed on the market as they now wish to retire.

The premises was recently refurbished and the service area has been styled to reflect a traditional fish and chip shop with a menu that also reflects this theme. A new Kirenko 4 pan frying range was installed during the refurb and this state of the art range is regularly serviced and in excellent condition.

The current menu is compact and our client ensures that the quality of the produce remains high which is reflected by the loyal customer base and the strong feedback via social media. The shop has a 5\* rating from the local authority food hygiene department and is in excellent order throughout.

The current hours are very short and the shop is also closed for holidays for 6 - 8 weeks per year. We see the business as an opportunity for either a couple or a partnership to grow further with genuine potential for motivated owners.

### Premises

Comprises a detached two storey property with a ground floor retail unit and a separate flat above.

#### Ground Floor

**Fish & Chip Shop** circa 400 sq.ft. (37 sq.m) with 4 pan gas range, service counters, menu boards, bain marie, drinks chillers and tiled walls.

**Prep Area** 169 sq.ft. (15.7sq.m) commercial sinks, fridge, freezers, chippers, new peeling station and walk in chiller.

**W.C.** with wash hand basin.

#### First Floor

**One Bedroom Flat** self-contained with separate access and comprising kitchen, lounge double bedroom and bathroom.

The flat has previously generated up to £385 per calendar month and could be suitable for letting out again or owner occupation.

### EPC

Rating C.

#### 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

Currently operated by our client and 1 member of staff.

### Trading Hours

Tues - Fri	11.30am – 1.30pm	4.30pm - 7.00pm
Sat	11.30am – 1.30pm	
Sun - Mon	closed	

### Fixtures & Fittings

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

### Rates

The premises are assessed as follows:

Rateable Value £5,200

Rates exempt subject to status.

### Tenure

The premises are available on a new lease at a rent of £350 weekly (£18,200 per annum) to include the flat above. Terms to be agreed and the ingoing tenant will be responsible for the landlord's legal fees in the preparation of lease.

### 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.