

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
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REF; NE2002



North East Commercial  
Property & Business Agents

## FITTED & EQUIPPED HOT FOOD OPPORTUNITY

12 Derwent Street,  
Sunderland SR1 3NT



- Spacious ground floor service and prep area.
- Currently Fish & Chips but suitable for other cuisines.
- First floor restaurant with up to 50 covers.
- Fitted and equipped for the current trade.
- Busy City centre location.
- New lease available.
- PREMIUM £5,000 to include equipment.

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

### Location:

This business opportunity is located on Derwent Street which is close to the City Centre, just off Park Lane. This is a busy area which is well positioned between the University, Civic Centre and main shopping area.

The immediate area is a mixture of retail, leisure and office users and this generates good levels of captive trade and the busy Park Lane Transport Interchange is just round the corner.

### Business:

The premises have been operating as a fish and chip shop for over 35 years and the last tenant operated the business for 27 years before deciding to retire.

The shop is configured to provide a service and frying area to the front with staff and prep space to the rear. On the upper floor there is a restaurant space for up to 50 covers with a selection of booths, tables and chairs.

Whilst the premises will be offered with the fish and chip equipment included, it would be suitable for other food uses such as burgers or a grill. 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 a self-contained 2 storey terraced unit

#### Ground Floor

<b>Customer / Frying Area</b>	275 sq.ft. (26 sq.m.)
<b>Service Area</b>	90 sq.ft. ( 8 sq.m.)
<b>Rear Prep</b>	130 sq.ft. (12 sq.m.)
<b>Staff Room</b>	110 sq.ft. (10 sq.m.)
<b>Potato Room</b>	120 sq.ft. (11 sq.m.)
<b>W.C.</b>	

#### First Floor

<b>Restaurant</b>	525 sq.ft. (49 sq.m.)
<b>Prep Area</b>	130 sq.ft. (12 sq.m.)

### 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



### Previous Trading Hours

11.00 am - 5.30 pm

### Fixtures & Fittings

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

### Rates

The premises are assessed as follows:

Rateable Value £7,700

Rates free subject to individual status.

### Tenure

The premises are offered on a new effective FRI lease at a commencing rent of £18,200 per annum. Full terms and conditions to be agreed. **The ingoing tenant is responsible for the landlord's legal fees for the preparation of the new 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.