

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
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North East Commercial
Property & Business Agents

REF: NE2004

CONVENIENCE STORE t/a "Bargain Essentials"

145 Shields Road, Byker,
Newcastle upon Tyne NE6



- Sales £10,000 - £15,000 weekly.
- Additional income from Lotto & Paypoint.
- Busy secondary shopping area.
- Trading in same ownership for 15 years.
- Ground Floor circa 760 sq.ft. (71 sq.m.).
- Large basement for stock & storage.
- LEASEHOLD OFFERS OVER £125,000 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location:

The business is situated in the heart of the Shields Road shopping area which is the main retail district that serves the suburb of Byker, 2 miles east of Newcastle City centre.

Shields Road comprises a with a mixture of retail and commercial tenants with nearby occupiers that include Morrisons, Greggs and Iceland plus a wide selection of independent shops.

This former bank has a return frontage onto Shields Road and there are high levels of captive trade with passing trade supported by the free street parking to the rear.

Business:

This is a long-established mini market business which has been in the seller's ownership for over 15 years but has been put on the market as they wish to concentrate on their other business commitments.

This is a traditional convenience store and off licence which has excellent levels of core business from the nearby residential occupiers. There are bus stops outside the business and the shop is also close to Byker Metro Station which can generate passing trade in the mornings.

This business represents an attractive opportunity for an owner operator with the benefit of captive and passing trade. Viewing is recommended to appreciate the location and the scope to extend the hours and generate additional income.

Premises:

Comprising the ground floor and basement of a former bank;

Ground Floor
Sales Area circa 1,000 sq.ft. (93 sq.m.)

Basement
Stores circa 410 sq.ft. (38 sq.m.)
2x W.C.'s

EPC:

Rating - TBC

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:

The business is currently operated by the owners with 1 member of staff.

Opening Hours:

Monday - Friday	7.30am - 8.00pm
Saturday	8.00am - 8.00pm
Sunday	8.00am - 2.00 pm
Scope to open longer hours	

Tenure:

A new FRI lease is available at a commencing rent of £15,000 per annum with full terms to be agreed.

Legal Fees:

Ingoing tenant to be responsible for the landlord's legal fees in the preparation of the new lease.

Rates:

The premises are assessed as follows:
RATEABLE VALUE £9,400
Rates free incentives subject to status.

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.