

## HOT FOOD TAKEAWAY OPPORTUNITY

REF: NE2003

71a High Street (Thompson Place), Felling, NE10 9LU



- Ground Floor circa 900 sq.ft. (83.6 sq.m.)
- Excellent road links and access.
- Fully fitted and equipped unit.
- Long established Takeaway site.
- RENT £9,000 per annum.
- PRICE FOR FIXTURES - £7,000



### 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.

## Location

The unit is located to the rear of High Street, Felling but on the upper level and known as Thompson Place. Access to the unit is from Holly Hill which fronts onto the new shopping centre and the immediate area comprises a variety of uses with a mix of commercial and residential accommodation.

There is potential captive trade but the site offers excellent access to the main routes for any delivery services which are now fundamental to this type of fast food operation.

## Description

The business opportunity comprises a lock up single storey unit which traded until recently as a busy and successful Chinese Takeaway. The business was reluctantly closed due to the owner's ill health.

This location is well established as a hot food site and remains fitted and equipped with an extraction system, 6 pan gas range, a 4 pan turbo Wok and various stainless steel worktops. Overall this is an ideal opportunity for a couple or partnership to re-establish and drive forward.

## Accommodation

### Ground Floor

**Service Area** circa 34.5 sq.m. (371 sq.ft.)

**Prep / Kitchen** circa 38.6 sq.m. (415 sq.ft.) with 6 pan gas range, Turbo Wok and extraction system.

**Stores** circa 13 sq.m. (140 sq.ft.)

**W.C.**

## Services

Mains gas, electricity, water and drainage are connected.



## Terms

A new FRI lease is available at an asking rent of £173 per week (£9,000 per annum). Full terms and conditions to be agreed. The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Business Rates

The premises are assessed as follows:

Description	Rateable Value
Shop and premises	£4,400
Rates free incentives subject to status.	

## 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.



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