

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2013



North East Commercial
Property & Business Agents

CONVENIENCE STORE / OFF LICENCE / HOT FOOD t/a "The Plaice of Cod" & Paddy's News & Booze"

112 Leechmere Road,
Sunderland SR2 9NF



Sales Particulars

- C - Store sales circa £7,000 weekly.
- Additional income from commissions.
- Separate Fish & Chip shop / Hot Food outlet.
- Long established family business.
- Extremely high levels of passing traffic.
- Extensive single storey building.
- LEASEHOLD OPTION £65,000 plus stock.
- FREEHOLD OPTION £325,000 plus stock.

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Location:

This property and business has a prominent frontage onto Leechmere Road (B1405) which is an extremely busy arterial road running round the southern edge of Sunderland from Grangetown up towards Grindon.

The immediate area comprises a mixture of residential, commercial and industrial accommodation and there is also an ASDA supermarket nearby.

Business:

This is an extremely long-established business which has been in the same family ownership for over 25 years but has been placed on the market as they wish to retire. The business opportunity comprises a convenience store and off licence together with a hot food unit adjacent which is currently fitted for fish and chip use.

The convenience store enjoys excellent levels of core business from the local residential occupiers and the busy main road site with free pull in parking allows easy access for the regular passing trade. Trading hours for the shop are relatively short and allow scope for new owners to trade longer and develop the sales.

The adjacent hot food unit offers further opportunities for a new owner and could be traded or rented out to provide an investment income.

Property:

Comprising a large single storey detached property;

Convenience Store Sales Area circa 770 sq.ft. (70 sq.m.)

Hot Food Takeaway Sales Shop circa 270 sq.ft. (25 sq.m.)
Rear Shop circa 140 sq.ft. (13 sq.m.)
Prep Area circa 215 sq.ft. (20 sq.m.)
Kitchen
W.C.

External Forecourt Area

EPC:

Rating - B.

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



Convenience Store Opening Hours:

Monday - Friday 7.30 am - 7.30 pm
Saturday 8.30 am - 7.00 pm
Sunday 8.30 am - 1.00 pm

Hot Food Takeaway Permitted Hours

Monday - Sunday 11.00am - 9.00pm

Staff:

The business is currently operated with the help of 1 part time member of staff. The hot food unit trades on short hours under management.

Rates:

The premises are assessed as follows:
RATEABLE VALUE £7,600
Rates free incentives subject to status.

Leasehold Option

A new lease is available for the Convenience Store only at £12,000 per annum. Terms to be agreed.

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.