

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE2011



North East Commercial  
Property & Business Agents

## TRADITIONAL FISH & CHIP SHOP t/a "Whickham Fish Kitchen"

Back Row,  
Whickham NE16 4AB



Sales Particulars

- Sales approximately £8,000 weekly.
- Popular and sought after residential suburb.
- Short trading hours. No late night opening.
- No delivery service.
- Good quality fit and finish.
- Long lease in place.
- LEASEHOLD OFFERS OVER £180,000.

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

## Location

This business is located in the centre of the village, close to the main shopping area and car parks. The immediate area comprises a mix of residential and commercial property with commercial occupiers that include pubs, restaurants, hair and beauty salons and estate agents.

## Business

This fish and chip shop has been in our client's ownership for the last 3 years but has been placed on the market as they now wish to concentrate on their other business interests.

The premises was recently refurbished and the service area has been styled to reflect a traditional fish and chip shop with a relatively compact menu that reflects this theme. The quality of the product is paramount to the current owner and is reflected by a loyal customer base and the strong feedback via social media.

This is a retail only operation at the moment with scope to incorporate deliveries and we see the business as an opportunity for either a couple or a partnership to grow further.

## Premises

Comprises a single storey detached property with a pitched roof over and a small outside seating area to the rear. Accommodation.

## Ground Floor

**Fish & Chip Shop** circa 260 sq.ft. (24 sq.m) with 2 pan gas range, service counters, menu boards, bain marie, drinks chillers and tiled walls.

**Prep Area 1** 140 sq.ft. (13 sq.m)

**Prep Area 2** 120 sq.ft. (11 sq.m.)

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

## EPC

Rating E.

## Staff

Currently operated by under management.

## 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



## Trading Hours

Sunday - Monday	closed
Tuesday - Wednesday	3.30pm - 9.00pm
Thursday	11.30am - 9.00pm
Saturday	12 noon - 7.00pm

## Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts. Please note that the frying range and sales counter forms part of the demise.

## Rates

The premises are assessed as follows:

Rateable Value £3,700

Rates exempt subject to status.

## Tenure

The premises are held on a 15 year lease from 2021 at a passing rent of £950 per calendar month. Further details on application.

## 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.