

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2028



North East Commercial  
Property & Business Agents

## SANDWICH SHOP

t/a "Stobhill Bait"

35 Shields Road,  
Morpeth NE61 2SA



Sales Particulars

- Turnover circa £80,000 per annum.
- Short trading hours with no late opening.
- Located within a residential area.
- Ample street parking.
- Ideal 1<sup>st</sup> time venture.
- New lease at £550 per month.
- LEASEHOLD £35,000 / OFFERS.

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## Location

This business is located on Shields Road at the junction with First Avenue in the densely populated residential area of Stobhill, to the south of Morpeth town centre and near the railway station.

Other occupiers on the estate comprise predominantly independent traders that include a convenience store and hot food takeaway. There is street parking outside the sandwich shop providing easy access for drivers and passing custom.

## Business

This sandwich shop was established from this former Post Office in 2017 but the business has been placed on the market as the current owner wishes to reduce her work commitments.

The premises are configured to provide an open plan café and service space to the front with a large kitchen and prep facility towards the back. There are up to 10 covers inside the unit with a mixture of tables, chairs and window bar style seating.

The menu is compact and offers traditional sandwich shop fare with some light bites and daily specials for lunchtimes plus a very popular Sunday lunch offer. Trading hours are to 2.00pm on weekdays by choice but we are advised that there would be demand later in the day. The current business is mainly collection but there is a delivery service that makes up circa 30% of the overall trade..

## Premises

Comprise a ground floor, self-contained unit forming part of larger property. Accommodation comprises;

<b>Ground Floor</b>	
<b>Café / Service Area</b>	circa 325 sq.ft. (30 sq.m.)
<b>Kitchen / Prep Area</b>	circa 260 sq.ft. (24 sq.m.)
<b>W.C.</b>	

## External Outside Seating Area

## Staff

Currently operated by the owner with the help of family members plus 1 part time member of staff.

### 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

Monday - Friday	9.00am – 2.00pm
Saturday	closed
Sunday	11.30am – 3.00pm

## Fixtures & Fittings

Fully fitted and equipped for the trade. An inventory would be provided prior to any sale.

## Rates

The premises are assessed as follows:  
Rateable Value £3,550  
Rates free incentives available subject to status.

## Tenure

The premises are available on a new FRI lease at a rent of £550 per calendar month (£6,600 per annum). Full terms to be agreed.

## EPC

Rating - D.

## 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.