

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2036



North East Commercial
Property & Business Agents

CHINESE TAKEAWAY t/a "Sauce Dragon"

147 - 149 Shields Road, Byker,
Newcastle upon Tyne NE6 1DP



Sales Particulars

- Established business ideal for owner operators.
- Turnover £5,000 weekly with loyal customer base.
- 5 day trading with no daytime opening.
- Busy secondary shopping area.
- Ground floor plus upper floors.
- Fully fitted and equipped premises.
- LEASEHOLD PRICE £37,500 to include all fixtures.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

The business forms part of a busy secondary shopping area located on Shields Road and within a densely populated residential area to the east of Newcastle. Nearby occupiers include Morrisons Supermarket, Iceland and Greggs. There are also several student blocks in this part of the City which increase the customer base plus ample pull in parking for passing trade and the busy delivery offer.

Business

The business has traded from this site since 2016 and is well known in this part of Newcastle.

The premises comprise a ground floor waiting and collection area together with the open kitchen. The current cuisine is Chinese and the business has built up a strong reputation since commencing trading with excellent reviews via Facebook and on other sites.

The business is part of the JUST and UBER EAT delivery groups and this makes up around 50% of the turnover. The remainder is generated by residents and locally there is a broad cross section which includes students, couples and families.

We see the business as an opportunity for either a couple or a partnership to operate where the staff overheads could be reduced and profits increased.

Premises

Comprises a self-contained three storey unit forming part of a busy parade.

Ground Floor

Service / Prep Area circa 700 sq.ft. (46.5 sq.m)

Shower

First Floor

Stores circa 500 sq.ft. (46.5 sq.m.)

W.C.

Attic

Stores

EPC

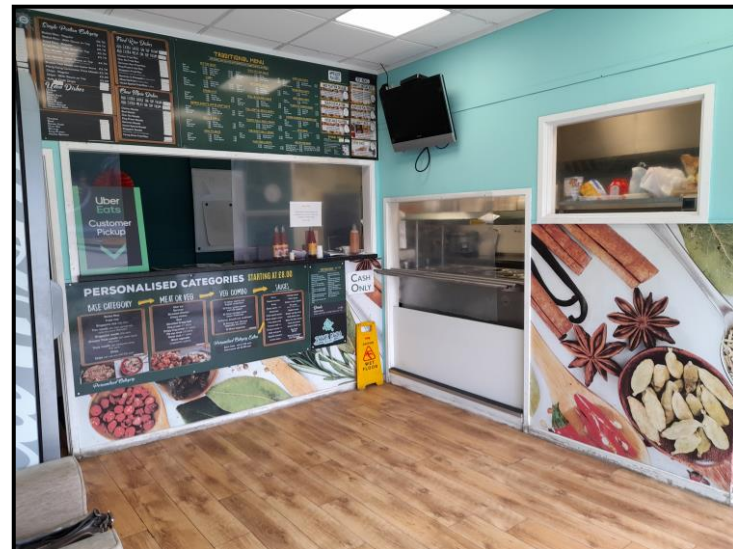
Rating E.

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

Friday & Saturday	5.00pm – 11.00pm
Sunday – Tuesday	5.00pm – 10.30pm
Wednesday & Thursday	closed

Staff

Owner operated with the help of between 4 and 6 staff depending on rotas.

Rates

The premises are assessed as follows:
Rateable Value £8,600
Rates free subject to individual status.

Tenure

The premises are held on a 12 year lease from November 2016 at a passing rent of £12,000 per annum. There is a 3 yearly rent review pattern. Interested parties should seek legal confirmation of this.

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.