

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2050



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP / TAKEAWAY t/a "Stantons"

29 Neville Street,
Durham DH1 4EY



Sales Particulars

- Weekly sales £5,000 to £6,000 weekly.
- Trading from City since 1954.
- Central location close to main circuit.
- Licence to trade until 3am.
- Delivery service with scope to expand.
- New lease available at £20,000 per annum.
- LEASEHOLD PRICE £95,000 to include all fixtures.

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Location

The business is located on Neville Street which runs off North Road in a busy part of the City on the north side of the River Wear. North Road is one of the main routes running from the Railway Station and new Bus Station down towards Framwellgate Bridge. There is currently investment taking place nearby with the re-development of the Milburngate Shopping centre and the cinema complex.

Business

This fish and chip shop has been trading from within Durham since 1954 and has been placed on the market by the current owner as they now wish to concentrate on another unrelated venture.

This venue has been part of the Durham late night fabric since 1954 and is popular with locals, visitors and students. The location is close to a number of bars and nightclubs and just off the main "circuit" which is busy all year round but particularly so during term time. There is also a bar within the same building as the Stantons business.

Stantons originally operated as a traditional fish and chip shop but over the years the menu has diversified with tastes. Fish and chips still make up around 50% of the turnover with the remainder coming from the sale of kebabs, burgers and pizza.

There is a delivery service which accounts for circa 40% of the takings but the only platform the owner currently uses is **Just Eat**. There is clearly further potential to expand the business profile and delivery services and deliveries is now where these types of businesses make their money outside of the weekend peaks.

Premises

Comprises the self-contained ground floor of a mid-terraced property with a service area to the front and a prep room with access from the rear lane and shop.

Ground Floor

Fish & Chip Shop circa 300 sq.ft. (27.5 sq.m) with 4 pan gas range, kebab machine, service counters, menu boards, bain marie, and tiled walls.

Prep Area 295 sq.ft. (27 sq.m) with double pizza oven, commercial sinks, fridge, freezers, chippers, peeling station.

W.C. with wash hand basin.

Fixtures & Fittings

A full inventory would be available prior to an exchange of contracts.

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



Staff

To be sold free of staff.

Trading Hours (permitted to trade till 3am)

Monday - Wednesday	4.00pm - 10.00pm
Thursday & Sunday	11.30am - 10.00pm
Friday & Saturday	11.30am - 1.00am

Rates

The premises are assessed as follows:
 Rateable Value £7,400
 Rates free incentives subject to status.

Tenure

The premises are available on a new FRI lease at a rent of £20,000 per annum with full terms to be agreed. The ingoing tenant will be responsible for the landlord's legal fees in the preparation of lease.

EPC

Rating B.

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.