

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2053



North East Commercial
Property & Business Agents

SANDWICH BAR / DELI

Hippo House Limited t/a "The Camera Shop"

27 Collingwood Street
Newcastle upon Tyne NE1 1JE

Sales Particulars



- Sales £5,000 weekly on 5 days trade.
- Flourishing City centre location.
- Established for 15+ years.
- Well fitted and equipped premises.
- Rare to the market opportunity.
- Compact and easily managed.
- LEASEHOLD £95,000 plus stock at valuation.

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Location

The premises are located within a busy and popular leisure area on Collingwood Street which runs along from Central Station towards Mosley Street and the City centre.

Collingwood Street offers a mixture of accommodation which includes upper floors of offices with ground floor occupiers that are more leisure orientated. This part of the City is going through some redevelopment at the moment, with a number of new bars and also a hotel under construction immediately next door.

Business

27 Collingwood Street is the site of a former Camera Shop built in 1907 and retains the original fit-out and signage lending it a unique charm. The business operates as a sandwich deli and coffee shop and has been in the same ownership for 16 years. It is on the market as the owner wishes to pursue other business interests.

The premises are in good order and are fully fitted and equipped for the trade. The menu comprises a bespoke selection of sandwiches, salads and paninis, all of which are made to order. Home baking confectionery, and hot and cold drinks are also available across the counter. The business has a loyal and developing customer base comprising office workers, shoppers & students with a very high level of repeat trade.

The short hours trading regime is through personal choice, rather than custom, and there is scope for new owners to develop the business and to extend the trading hours, particularly by opening later or over the weekends.

New owners could look at offering other services, such as outside catering, delivery rounds, or even developing a pop-up store for markets and events. The business is a rare to the market opportunity with strong profit margins and the potential for further growth in the right hands.

Premises

Comprise a self-contained ground floor and basement shop which forms part of a much larger property.

Ground Floor

Retail / Service Area circa 17 sq.m. (180 sq.ft.).

Basement

Kitchen / Prep / Stores circa 28 sq.m. (300 sq.ft.)

W.C.

EPC

Rating - D.



Staff

Operated by our client (1) with the help of 2 staff.

Fixtures & Fittings

A full inventory would be made available to bona fide purchasers prior to an exchange of contracts.

Trading Hours

Monday - Friday	7.30am - 2.00pm
Saturday & Sunday	closed

Rates

The premises are assessed as follows:
Rateable Value £7,800 (2023 list)
Rates free incentives subject to individual status.

Tenure

The premises are held on a 10 year EFRI lease from May 2019 at a passing rent of £9,500 plus VAT per annum. There are break clauses and rent reviews at the 5th anniversary. Further details available on request.

Terms of Sale

The shares for Hippo House Limited are being sold. Further details on application.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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.