

TRADITIONAL FISH & CHIP SHOP / TAKEAWAY t/a “Whitley Lodge Fish Bar”

19 Claremont Crescent, Whitley Lodge,
Whitley Bay NE26 3HL

Sales Particulars



- Sales circa £5,000 weekly.
- Located within a busy shopping parade.
- Free car parking and good road access.
- Ideal for couple or partnership.
- Delivery service with scope to expand.
- Long lease with low overheads.
- LEASEHOLD PRICE £75,000 to include all fixtures.

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Location

The business is located in Whitley Lodge shopping centre which is an extensive development to the north of Whitley Bay, close to Whitley Bay Golf Club. Tenants include Tesco Express together with a wide range of independents all of whom are supported by extensive free car parking.

Business

A fish and chip shop has been trading from this location for at least 20 years and whilst the trading name has changed a couple of times, the reputation remains for a good quality range of hot food.

Originally operating as a traditional "chippy" the product has developed with market demand over the last 5 years to include some additional menu options. Whilst fish & chips still makes up the majority of the trade, there is also good demand for burgers, pizza and kebabs.

The shop is compact but well equipped with a wide range of kit that includes a modern Kiremko frying range and a Zanolli pizza oven.

There is a delivery service which accounts for circa 30% of the takings and the client uses **Just Eat** and also **Uber Eats**. The trading hours are relatively short with scope to open longer and on a Sunday.

Premises

Comprises the self-contained ground floor unit within a larger shopping parade and comprising a service area to the front and a prep space at the back with access from the rear lane and shop.

Ground Floor extends to 385 sq.ft. (36 sq.m.)
Fish & Chip Shop with 2 double pan Kiremko gas range, Zanolli pizza system, kebab machine, service counters, menu boards, bain marie, and tiled walls.
Prep Area with chilled pizza prep counter, 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

Operated by the client with 1 part time member of staff.

Trading Hours

Monday - Saturday 11 am - 2pm 4pm - 9.30pm
Sunday closed

Rates

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

Tenure

The premises are held on a 15 year FRI lease from 2021 at a rent of £9,030 per annum with full terms to be agreed. There are break clauses and rent reviews every 5th anniversary.

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.