

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2069



North East Commercial
Property & Business Agents

FISH & CHIP SHOP / HOT FOOD TAKEAWAY

t/a "Hooked"

13 Station Road, South Gosforth,
Newcastle upon Tyne NE3 1QD



- Sales circa £2,000 weekly on short hours.
- Sought after residential area.
- Ample pull in street parking nearby.
- Located on main road and bus route.
- Extensive, well fitted and equipped premises.
- Genuine reason for reluctant sale.
- £39,950 for the lease, goodwill, fixtures & fittings.

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Sales Particulars

Location

This business is located on Station Road (A191) which runs from Gosforth through South Gosforth towards Benton and then Whitley Bay. This is a popular suburb of Newcastle approximately 3 miles north east of the City centre and the immediate area is a mix of good quality private housing. There are a couple of pubs nearby and other occupiers include Majestic Wines, Domino pizza and Sainsbury's.

Business

A traditional fish and chip and hot food takeaway has occupied this site for over 50 years. The current owner acquired the business in 2021 but has reluctantly placed on the market for personal reasons.

Based on the owner's choice, the current menu is compact and concentrates on traditional Fish and Chips plus a range of burgers and pies. There is a delivery service which makes up about 40% of the turnover but collection trade is reasonable owing to the high levels of nearby residential accommodation. There is scope for a new operator to extend the hours and expand the lines sold (a twin pizza oven and unused kebab stick with knife are included in the sale). There is enough prep and sales space to incorporate these extra items and the rear access onto the back lane would support any increased delivery offer.

This is a rare market opportunity and would suit a variety of potential owners. Viewing is recommended to appreciate the location and potential.

Property

Comprises the ground floor of a mid-terraced three storey property of traditional construction.

Ground Floor

Main Sales Shop circa 59 sq.m. (640 sq.ft.) with 4 pan gas range, fridge/freezers, extraction, bain marie plus a new kebab stick and other .

Dry Stores circa 15 sq.m. (162 sq.ft.).

Potato Room circa 18 sq.m (192 sq.ft.).

W.C.

External

Large Yard with rear lane access.

EPC

Rating C.

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

Sun & Mon		closed
Tues		5.00pm - 8.00pm
Wed & Thurs	11.30am - 2pm	4.30pm - 8.00pm
Fri & Sat	11.30am - 2pm	4.30pm - 8.30pm

Staff

The business is currently run by our client with the help of 2 part time members of staff.

Services

Mains electricity, gas, water and sewerage services are connected to the property.

Rates

Rateable Value £8,600

Rates free incentives subject to status.

Tenure

A 15 year lease is in place from September 2020 at a current rent of £11,000 per annum. There are break clauses every 3rd anniversary.

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.