

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2074



North East Commercial
Property & Business Agents

FISH & CHIP SHOP / HOT FOOD TAKEAWAY t/a "Crispy Cod"

80b Beverley Way,
Peterlee SR8 2AT



Sales Particulars

- Sales circa £6,500 - £7,000 weekly.
- Located within a busy shopping parade.
- Free car parking and good road access.
- Ideal for owner operators.
- Delivery service with scope to expand.
- Long lease in place at £10,400 per annum.
- LEASEHOLD PRICE £75,000 to include all fixtures.

4 Staithes
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Gateshead
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Location

This business is located within a busy secondary shopping parade to the north of Peterlee town centre. The immediate area comprises predominantly of a range of residential housing and there is also a busy Academy within half a mile of the business. Access is straightforward and there are good road links to most parts of the town and beyond.

Business

A fish and chip shop has been trading from this location since the 1990's but the business ceased trading during lockdown. The current owner refitted and relaunched the site in early 2023 but has placed the opportunity on the market due to another business commitment.

The business now predominantly operates as a pizza shop and this makes up 50% of the trade, with the remainder coming from the sale of fish & chips, kebabs and burgers. The shop is well equipped with a wide range of kit that includes a modern Omega frying range, a pizza oven, kebab stick and griddle. There is a good sized prep area and potato room to the rear with access out into a car park which is ideal for the delivery service.

The delivery service accounts for approximately 25% of the takings and the client uses **Just Eat**. The trading hours are relatively short with potential to offer a lunchtime service and also to trade 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 circa 600 sq.ft. (58 sq.m.)

Front Shop

Prep Area

Potato Room

Garage / Store

W.C.

Fixtures & Fittings

A full inventory would be made 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 part time by the owner with 2 full time members of staff and a driver when required.

Trading Hours

Monday - Saturday 4.00pm – 10.00pm
Sunday closed

Rates

The premises are assessed as follows:
Rateable Value £3,350
Rates free incentives subject to status.

Tenure

The premises are held on a 15 year FRI lease from February 2023 at a rent of £10,400 per annum which is payable quarterly in advance. There are rent reviews every 3rd anniversary.

EPC

Rating C.

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.