

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2077



North East Commercial
Property & Business Agents

FISH & CHIP SHOP / HOT FOOD TAKEAWAY t/a "The Codfather"

202 Whiteleas Way,
South Shields NE34 8HF



Sales Particulars

- High turnover business.
- Located within a busy shopping parade.
- Free car parking and good road access.
- Ideal for owner operators.
- Delivery service with scope to expand.
- Low overheads with new lease available.
- LEASEHOLD PRICE £75,000 to include all fixtures.

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Location

This business is located within a busy secondary shopping parade in Whiteleas, to the south of South Shields town centre. The immediate area comprises predominantly residential housing and there are also a number of schools in the vicinity. Access is easy and there are good road links from directly outside the shop to the rest of the town and beyond.

Business

Our client has been operating this site since 2004 and the premises have been consistently improved and updated over their period of ownership. The business has been placed on the market as they wish to reduce their current business commitments.

The business predominantly operates as a generic hot food takeaway with 70% of the turnover being from pizza, kebabs and burgers and the remainder from fish & chips.

The shop is well equipped with a wide range of kit that includes a modern range, pizza ovens, a kebab stick and griddle. There is a good-sized prep area and potato room to the rear with access out into the rear which is ideal for the delivery service.

The delivery service accounts for approximately 50% of the takings and the client uses **Just Eat, Uber** and their own website. This is a long-established hot food opportunity, and a viewing is recommended.

Premises

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

Ground Floor extends to circa 765 sq.ft. (71 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 3 members of staff and 2 drivers.

Trading Hours

Mon - Thurs	12.00am - 2.00pm	4.00pm - 8.30pm
Fri & Sat	12.00am - 8.30pm	
Sunday	4.00pm - 8.30pm	

Rates

The premises are assessed as follows:

Rateable Value £5,800

Rates free incentives subject to status.

Tenure

The premises are currently held on a Local Authority lease with a passing rent of £7,000 per annum. A new lease is available and STCC are currently preparing a lease proposal.

EPC

Rating D.

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.