

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2078



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP

t/a "Starbeck Fish & Chips"

37 Starbeck Avenue & 150 Helmsley Road,
Sandyford, Newcastle upon Tyne NE2 1RJ

Sales Particulars



- Sales circa £5,000 - £6,000 weekly.
- No late openings by choice.
- Sought after residential area.
- Ample pull in street parking nearby.
- Extensive, well fitted and equipped premises.
- Includes upper floor rooms.
- £95,000 for the lease, goodwill, fixtures & fittings.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This business is located at the junction of Starbeck Avenue with Helmsley Road in the centre of this extremely popular suburb of Newcastle, less than a mile from the City centre. The immediate area is a mix of good quality private housing with students, families and young professionals comprising the local population.

Business

A traditional fish and chip and hot food takeaway has occupied this site for over 50 years and has won a awards over this period. The current owners acquired the business in 2010 but have placed the business on the market as they wish to reduce their commitments.

In line with the branding, the current menu is compact and concentrates on traditional Fish and Chips with a small range of complementary products. There is a small delivery service which makes up about 30% of the turnover and most of these orders come from their bespoke website. The collection trade is by far the largest contributor, driven by the high levels of nearby housing and free parking. There is scope for a new operator to extend the hours and expand the lines sold with enough prep and sales space to integrate these.

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 basement, ground and first floor of an end-terraced property of traditional construction.

Ground Floor (38 sq.m. / 410 sq.ft.)

Main Sales Shop

Prep Area

Basement (38 sq.m. / 410 sq.ft.)

Potato Room

Prep Room

First Floor (32 sq.m. / 345 sq.ft.)

Lounge / Staff

Storage Area

Kitchen

Bathroom

EPC

Rating E.

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

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

Staff

The business is currently run by our client part time with the help of 5 members of staff plus drivers.

Services

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

Rates

Rateable Value £3,750

Rates free incentives subject to status.

Tenure

A 25 year lease is in place from October 2010 at a current rent of £24,743 per annum. There are rent reviews every 3rd anniversary with a fixed 10% uplift.

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.