

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2082



North East Commercial
Property & Business Agents

SWEET SHOP

t/a "A Bit of a Treat"

421 Durham Road,
Low Fell NE9 5AN



Sales Particulars

- Well established trading business.
- Sought after residential suburb.
- Currently trading 3 days only.
- Well - presented premises with low overheads.
- Ideal opportunity for an owner operator.
- New lease available.
- £15,000 including all fixtures & fittings.

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Location

The premises are located on the main road running through the popular suburb of Low Fell. This is a sought after residential area with a broad range of residential accommodation and busy secondary shopping area that serves the local population. Tenants include a pleasant mix of small independent shops plus multiples such as Subway, Costa and Co-op Foodstore.

Business

This is a fully fitted and equipped sweet shop which has been trading since 2019 but has been placed on the market owing to family commitments.

The premises are configured to provide a good size retail space to the front, a raised service counter to the rear and then office and storage space behind.

The business currently trades on short hours by choice but could open longer hours and stock a broader range of products. There are traditional sweets, both loose and in packets, plus a selection of seasonal products and there is a slush machine and a high quality ice cream maker.

This site offers genuine potential to motivated new owners and whilst it currently trades as a sweet shop it could be used for other uses, subject to landlord's consent.

Premises

Comprises a ground floor self-contained unit.

Ground Floor

Retail Area	27m ²	290ft ²
Rear Shop	17m ²	183ft ²
Stores	15m ²	160ft ²
W.C.		

External

Parking to the rear.

EPC

Rating D.

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

To be sold free of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £7,200

Rates free incentives subject to status.

Tenure

The premises are currently held on a 7 year FRI lease dated from 2019. The current rent is £9,444 per annum. We are verbally informed a new lease is available with terms to be agreed.

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.