

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2065



North East Commercial
Property & Business Agents

TRADITIONAL BUTCHERS

t/a "Paul Stenton Butchers

27 Princes Road, Gosforth,
Newcastle upon Tyne NE3 5TT



- Established butcher site for 35+ years.
- Loyal customer base.
- Forms part of a busy shopping parade.
- Designated free pull in parking.
- Profitable business.
- LEASEHOLD £64,500 plus any stock.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
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www.northeastcommercial.co.uk

Location

The premises are located within a pleasant and busy suburban shopping parade to the north of Gosforth. The immediate area comprises good quality private housing and the parade includes a Post Office, Delicatessen, Coffee Shop, Convenience Store, Indian Takeaway, Hair Salon, Physio, Pharmacy, Vets and an Estate Agents all served by designated parking to the front. Access is simple from the Great North Road.

Business

This is a long established and reputable butcher which operated as George Payne for 30 years before being acquired by the current owner, who managed the shop around 6 years ago until Mr Payne retired.

The premises are laid out to assist both customer service and efficiency and provide a waiting and service space at the front with a visual prep area behind the counter and to the rear. The fit out is recent and modern to include a large service counter with high spec touch screen scales which are linked to the tills. The scales incorporate customer facing LED displays which advertise a range of stocked products.

The business has a loyal and regular customer base and the shop is well known for its home-made sausages, burgers, ready-made meals and dry aged beef steaks.

To the rear of the shop there is a walk-in chiller and another external chiller with a separate smoker room which produces smoked bacon and gammons. The average spend is high and the shop also offers a range of quality condiments, hand-made sauces and local organic eggs.

Trading hours are shorter by choice with plenty of scope to extend. A local delivery service has proved very popular and there is also a busy phone and collect service too. Increased social media presence and online ordering would benefit the business.

Premises

Ground Floor circa 28 sq.m. (300 sq.ft.)

Retail Area

Prep Area

External W.C.

Staff

Operated by our client with 1 part time staff member.

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



Fixtures & Fittings

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

Trading Hours

Sunday - Tuesday	closed
Wednesday - Thursday	8.30am – 1.00pm
Friday	8.30am – 3.00pm
Saturday	8.00am – 2.00pm

Rates

The premises are assessed as follows:
Rateable Value £5,000 (2023 list)
Rates free incentives subject to individual status.

Tenure

We are verbally informed that the premises are held on a 5 year lease which expires in March 2027. The rent is £8,000 per annum and any interested party should seek legal confirmation of the above.

EPC

Rating C.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.