

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2097



North East Commercial  
Property & Business Agents

## SANDWICH BAR & OUTSIDE CATERING

“Doyle’s of Dean Street”

23 Dean Street  
Newcastle upon Tyne NE1 1JE



Sales Particulars

- Excellent City centre location.
- Sales circa £2,000 weekly.
- Established for 10+ years.
- Well fitted and equipped premises.
- Rare to the market opportunity.
- Compact and easily managed.
- LEASEHOLD £40,000 plus stock at valuation.

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**Location**

The premises are located within a busy and popular leisure area on Dean Street which runs down from Grey Street towards the Quayside.

Dean Street offers a mixture of accommodation including upper floor offices with ground floor occupiers that are more leisure orientated. This part of the City is going through some redevelopment at the moment, with a number of new bars and restaurants having opened over the last 12 months.

**Business**

This address has been synonymous with food use over the years and was acquired for our client in 2012. The business currently operates as a traditional sandwich bar with outside catering and buffets on demand.

The premises are in good order and fully fitted and equipped for the trade. The menu is compact and comprises a selection of sandwiches, salads and paninis, all of which are made to order. Hot and cold drinks are also available across the counter and the business has a loyal and developing customer base comprising office workers, shoppers and some students.

The short hours trading regime is through personal choice, rather than custom, and there is scope for new owners to develop the business and to extend the trading hours, particularly by opening later or over the weekends.

New owners could develop all of the existing services, but particularly the outside catering where our client knows there is further demand. The lower ground floor provides an ideal base from which to expand the buffet service with a large open plan space ideal for prep.

The business is a rare to the market opportunity with strong profit margins and the potential for further growth in the right hands.

**Premises**

Comprise a self-contained ground floor and basement shop which forms part of a much larger property.

**Ground Floor**

**Retail / Service Area** circa 32 sq.m. (350 sq.ft.).

**Basement**

**Kitchen / Prep / Stores** circa 42 sq.m. (450 sq.ft.)

**W.C.**

**EPC**

Rating - B.



**Staff**

Can be sold free of staff.

**Fixtures & Fittings**

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

**Trading Hours**

Monday - Friday	8.00am - 2.00pm
Saturday & Sunday	closed

**Rates**

The premises are assessed as follows:  
Rateable Value £14,500 (2023 list)  
Rates free incentives subject to individual status.

**Tenure**

The premises are held on a 5 year EFRI lease from August 2023 at a passing rent of £12,250 per annum. Further details available on request.

**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.

**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