

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

GIFTS, HOME ACCESSORIES & SOFT FURNISHINGS **t/a "Fine & Sandy"**

**20 Front Street,
Tynemouth NE30 4DX**



- Turnover £260,000 per annum.
- Long established trading business.
- Located in popular coastal location.
- Stockists of unique brands and products.
- Spacious well laid out premises.
- Genuine retirement sale.
- LEASEHOLD £95,000 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location:

This business forms part of the main high street which comprises a pleasant mix of niche independent shops, cafes and restaurants. Tynemouth repeatedly features in lists of the "Best Places to Live in the North East" and the attractive coastal location and the proximity to Newcastle upon Tyne make it easy to understand why.

There are excellent road and rail links to and from the town and the local population is a broad demographic that includes young professionals, families and older or retired couples. Tourists visit the area throughout the year but peak in the school holidays, particularly in the summer months.

Business:

This is an established business which was opened by the current owners in 2018, concentrating on quality. The shop was a gift shop prior to 2018 and a high end ladies fashion retailer for many years before then.

This shop offers a range of high quality gifts, homeware and accessories that include brands such as **Barts Amsterdam, Stoneglow, Zoe Emma Scott, Peace of Mind, Alice Wheeler** and **Life Charms**. The business has the benefit of regional exclusivity with these brands and this helps drive customers to the shop from outside of the immediate geographical area.

Additional trade is generated by tourists and the high number of visitors to the area and there is also potential to raise the profile of the website and drive sales via the ecommerce platform.

This is a rare to the market business opportunity in a highly sought after location with scope to grow in a variety of directions.

The premises are in excellent order with little for any new tenant to attend to and viewing is strongly recommended to appreciate the whole package.

Premises:

Comprising a ground floor, split level, lock up retail unit.

Ground Floor

Sales Area circa 1,250 sq.ft. (115 sq.m)

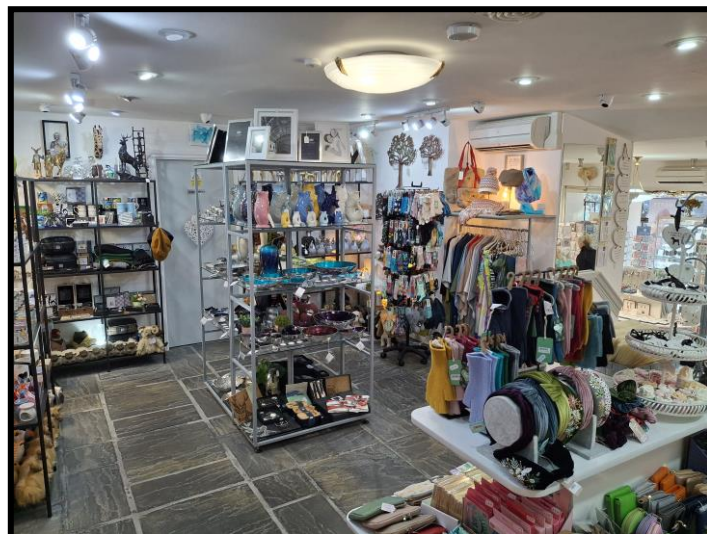
W.C.

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:

The business is currently operated by the owner with additional part time members of staff.

EPC:

Rating - B.

Opening Hours:

Monday - Friday	11.00am - 5.00pm
Saturday	10.00am - 5.00pm
Sunday	11.00am - 4.00pm

Tenure:

The premises are held on a 3 year lease from 2024 at a rent of £21,600 per annum. We are verbally informed that a new lease can be negotiated with the landlord, subject to consent.

Rates:

The premises are assessed as follows:

RATEABLE VALUE £18,500

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.