

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE2107



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP t/a "Eastshore Fisheries"

4 Featherbed Close, Eastshore Village,
Seaham SR7 7XR



Sales Particulars

- Long established and reputable business.
- Compact menu with scope to expand.
- Form part of a thriving shopping parade.
- Currently no late night openings.
- No deliveries or online marketing.
- Spacious premises with large prep space.
- LEASEHOLD PRICE £85,000 to include all fixtures.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

The business forms part of a small suburban shopping area to the south of Seaham seafront and serving the residential area of Eastshore Village.

Seaham is located 5 miles from Sunderland, 15 miles from Durham and 19 miles from Newcastle. This is a lively harbour town that enjoys an extremely high footfall during the summer months and in winter the weekends are very busy.

Business

This fish and chip shop has been in our client's ownership since 2008 and has been placed on the market as they now wish to reduce their work commitments.

The premises are spacious and in good order and have been styled to reflect a traditional fish and chip shop with a menu that also shares this theme. The unit is well equipped with a 3 pan gas range that is regularly serviced and in excellent condition, plus a selection of other kit.

The current menu is compact but there is scope to expand the food offer and our client has a **Zanoli** conveyor pizza oven which is not currently utilised. There are seasonal variations to the menu and there is a Mr Whippy ice cream machine that is included in the equipment.

We see the business as an opportunity for either a couple or a partnership to grow with genuine scope to expand the current menu and incorporate a delivery service.

Premises

Comprises a mid-terraced single storey property forming part of shopping centre development.

Ground Floor

Fish & Chip Shop circa 625 sq.ft. (58 sq.m) with 3 pan gas range, service counters, menu boards, bain marie, drinks chillers, slush machine, fridge freezers and tiled walls.

Prep Area 120 sq.ft. (11 sq.m) with commercial sinks, a chipper, peeler and sluice area.

W.C. with wash hand basin.

EPC

Rating B.

Staff

Currently operated by our client with 2 members of staff.

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

Monday – Sunday 11.30am – 7.30pm

The unit is permitted to trade later.

Fixtures & Fittings

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

Rates

The premises are assessed as follows:

Rateable Value £9,400

Rates exempt subject to status.

Tenure

The premises are held on a 10 year lease from 2024 at a rent of £12,000 per annum. There is a service charge of £330 per calendar month payable for the upkeep of the common parts.

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.

Viewing

Strictly by appointment with this office.