

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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North East Commercial
Property & Business Agents

REF: NE2120

CONVENIENCE STORE, RETAIL UNIT & FLAT t/a "P.R. Davis"

6, 8 & 10 Norham Road,
North Shields NE29 7AJ



- Turnover circa £150,000 per annum.
- Same family ownership since 1967.
- Includes adjacent shop unit.
- Prominent corner location.
- Separate vacant 2 bed upper flat.
- Free pull in street parking.
- FREEHOLD PRICE £170,000 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location:

This business and property is located at the junction of Mindrum Terrace with Norham Road, close to the A193 Tynemouth Road. The immediate area comprises mainly residential accommodation but there are also a number of commercial tenants nearby, including the Go North East bus depot and Tecaz Kitchen factory.

Business:

This is an extremely long-established CTN business which has been in the seller's ownership since 1967 but has been placed on the market as they are retiring.

This is a compact convenience store and off licence which has excellent levels of core business from the nearby residential occupiers with free pull in street parking which can generate passing trade.

This business represents an attractive opportunity for an owner operator with the benefit of captive and passing trade. The upper floor flat offers potential for rental income or owner's accommodation and the shop adjacent is occupied by a motorbike repair business currently generating £100 per week via a "gentleman's agreement". We understand that vacant possession would be available on request.

This a rare freehold off licence opportunity and viewing is recommended to appreciate the space and scope.

Property:

Comprises a convenience store, rented shop and separate vacant flat above. Accommodation;

Ground Floor

Convenience Store circa 430 sq.ft. (40 sq.m.).
Motorbike Repair Centre circa 750 sq.ft. (70 sq.m.).
External W.C.

First Floor Flat

Lounge
Bedroom1
Bedroom 2
Kitchen
Bathroom



Staff:

The business is currently operated by the owners.

Opening Hours:

Monday - Saturday 8.00am - 5.30pm
Sunday 8.00am - 1.30pm
Scope to open longer hours

Tenure:

We are verbally informed that the title is Freehold.

EPC:

#6 Rating B
#8 Rating D
#10 Rating E

Rates:

The premises are assessed as follows:

#6 Rateable Value £4,850
#8 Rateable Value £4,700
Rates free incentives subject to status.
#10 Council Tax Band A

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.

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