

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2121



North East Commercial  
Property & Business Agents

## FULLY EQUIPPED FISH & CHIP SHOP / TAKEAWAY

formerly t/a "Visocchi's"

266 & 268 Old Durham Road,  
Gateshead NE8 4BP



Sales Particulars

- Long Established trading location.
- Turnkey business opportunity.
- Ample pull in street parking outside.
- Extensive, well fitted and equipped premises.
- Includes 2 bed flat above.
- New lease available at £400 per week.
- **PREMIUM £30,000.**

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## Location

This business opportunity lies within a busy secondary shopping parade at the junction of Old Durham Road with Split Crow Road. The immediate area is a mix of private and rented housing with students, families and young adults comprising the local population.

## Business

A traditional fish and chip and hot food takeaway has occupied this site for over 50 years and been operated by the same family over the whole of that period. The family have recently sold the property and the new owner is looking for a new tenant to continue a similar type of business.

The business premises are extensive and spread over a large ground floor space with additional storage in the basement. There is a wide range of equipment included with the lease and the landlord has no objection to other equipment being incorporated by a new tenant, subject to any necessary consents.

To the upper floor there is a 2 bedroom flat with a large open plan living area and a modern bathroom.

This is a rare market opportunity and would suit a variety of potential owners and viewing is recommended to appreciate the location and potential.

## Property

Comprises the basement, ground and first floor of a mid-terraced property of traditional brick construction.

**Ground Floor** (67 sq.m. / 720 sq.ft.)

**Main Sales Shop**

**Prep Area**

**Basement** (88 sq.m. / 950 sq.ft.)

**Potato Room**

**Prep Room**

**Storage**

**Garage** with access to the rear lane.

**First Floor**

**Lounge / Kitchen** 310 sq.ft. (29 sq.m.)

**Bedroom 1** 185 sq.ft. (17 sq.m.) double

**Bedroom 2** 62 sq.ft. ( 6 sq.m.) single

**Bathroom**

## EPC

Rating 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



## Trading Hours

Monday – Sunday 11am – 11pm

Permitted to open later at the weekend. Further details on application.

## Fixtures & Fittings

A full inventory will be included within the lease.

## Services

Mains electricity, gas, water and sewerage services are connected to the property.

## Rates

Rateable Value £4,650

Rates free incentives subject to status.

Council Tax Band A

## Tenure

A new FRI lease is available at a commencing rent of £400 per week to include both the shop & flat. Full terms to be agreed.

## 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.