

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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Gateshead
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OUR REF:

NE1224 / RF



North East Commercial
Property & Business Agents

FRUIT & VEG RETAILER / FLORIST t/a "G & F Threadgold"

18 Front Street, Prudhoe,
Northumberland, NE42 5HN



- Sales in the region of £200,000 per annum.
- Established business in same ownership for 15 years.
- Main road location in popular town.
- Freehold shop plus additional unit to rear.
- Fully fitted and equipped premises.
- Pending retirement forces reluctant sale.
- FREEHOLD PRICE £150,000 to include business and both properties.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located on the main road running through Prudhoe which is a pleasant Tyne Valley town approximately 10 miles due west of Newcastle upon Tyne. The main street is busy with a good mix of independents and multiples that include Lloyds Bank, a Co-operative Foodstore and Boots the Chemists and there is free car parking in the town.

Business

This is well established family business which has been in our clients' ownership for 15 years but has been placed on the market as they now wish to retire.

The opportunity consists of a traditional fruit and veg business and florists operating from a spacious corner sited unit with a self-contained yard to the rear. There is also a recently refurbished smaller retail unit at the rear of the property which can be used as an additional shop in order to generate sales or rental income.

The business would suit a couple or another family operator but would also be suitable for an alternate use.

Premises

Comprises self-contained premises with a return fronted retail shop plus stores, a yard and an additional retail unit.

Ground Floor

Retail Shop - circa 500 sq.ft. (46 sq.m.)

Rear Store - circa 140 sq.ft. (13 sq.m.)

W.C.

External

Yard fully enclosed to rear with parking and circulation space for loading up.

Retail Unit - circa 230 sq.ft. (21 sq.m.) with W.C.

Fixtures & Fittings

An inventory will be available to bona fide purchasers prior to any exchange of contracts.

Trading Hours

Monday – Friday	8.00am – 5.00pm
Saturday	8.00am – 3.00pm
Sunday	closed

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 managed by our clients with the help of 1 part time member of staff.

Rates

We are verbally informed that the premises are assessed as follows:

Rateable Value £5,000

Rates free incentives are available subject to status.

Tenure

The premises are held freehold. Interested parties are advised to seek legal confirmation of this

EPC

Rating – D. A copy of the document is available.

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.