

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1259



North East Commercial
Property & Business Agents

FISH & CHIP RESTAURANT / TAKEAWAY t/a "CLEMS"

61 Front Street, Chester le Street, DH3 3BJ



Sales Particulars

- Sales circa £5,000 weekly with no late openings.
- Ground and first floor restaurant with offices above.
- Refurbished throughout in early 2017.
- Established trading business for over 25 years.
- Genuine retirement sale.
- FREEHOLD PRICE £299,950 plus stock at valuation.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This opportunity comprises a three storey end terraced property which is located in the heart of the town centre.

Chester le Street lies approximately 10 miles south of Newcastle upon Tyne and 8 miles north of Durham City. Chester le Street is located at the Junction 63 of the A1(M) which in turn is easily accessed via the A167. Front Street is the main shopping street and is home to a mix of multiples and independents all served by ample parking.

Business

This opportunity comprises a long established business which has traded from this site for over 25 years. The property is in excellent order having benefitted from a full refit approximately 18 months ago which was completed to a high standard and is currently set out to provide takeaway, preparation and restaurant areas to the ground floor, a restaurant area to the first floor. The restaurant element can provide up to 75 covers and the first floor is served by a dumb waiter from the prep area.

The property has the benefit of A5 hot food takeaway consent and trades as a fully fitted and equipped fish & chip takeaway with restaurant facilities. The menu currently offers traditional English fish and chips with the takeaway element being slightly stronger than the sit in element. There is scope to offer later opening hours and potential to develop a delivery option if a new owner should wish to do so.

To the top floor there is a suite of offices which is an added benefit to the business and is also useful storage space. This is a rare to the market opportunity and would be ideal for both owner operators or for an existing chain to bolt on to their network. Viewing is strongly recommended to fully appreciate this rare to the market opportunity.

Property

Comprises a detached three storey property

Ground Floor (circa 72 sq.m.)
Retail Area
Stores
W.C.'s

First Floor (circa 96 sq.m.)
Restaurant

Second Floor (circa 52 sq.m.)
Office Suite

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 – Thursday 11.00 am – 7.30 pm
Friday – Saturday 11.00 am – 8.00 pm

Staff

The business is currently run under management with a staff cost of circa £85,000 per annum.

Services

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

Rates

The property is assessed as follows:
Rateable Value £15,500

Tenure

Freehold.

EPC

Rating C.

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.