

OUR REF:
NE1310 / RF

CHINESE TAKEAWAY t/a "Sauce Ninja"

147 - 149 Shields Road, Byker,
Newcastle upon Tyne NE6 1DP



- Thriving business ideal for owner operators.
- Turnover £6,000 weekly with loyal customer base.
- Relatively short trading hours.
- Refurbished premises in busy secondary shopping area.
- Ground floor plus upper floors.
- Fully fitted and equipped premises.
- LEASEHOLD PRICE £50,000 to include all fixtures.

0191 487 8566
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Location

The business forms part of a busy secondary shopping area located on Shields Road and within a densely populated residential area to the east of Newcastle. Nearby occupiers include Morrisons, Iceland, Barclays Bank and Greggs The Bakers. In addition to the high levels of captive trade from the nearby houses there is ample pull in parking for any passing trade and to assist the busy delivery offer.

Business

The business has traded from the site since 2016 and the majority of the fittings were new at that date.

The premises comprise a ground floor waiting and collection area together with the open kitchen. The current cuisine is Chinese and the business has built up a strong reputation since commencing trading with excellent reviews via Facebook and on other sites.

The business is part of the JUST EAT delivery group and this makes up a significant proportion of the turnover. The remainder is generated by the local residents and there is a broad range which includes students, couples and families.

We see the business as an opportunity for either a couple or a partnership to operate where the staff overheads could be reduced and profits increased.

Premises

Comprise a self-contained three storey unit forming part of a busy parade.

Ground Floor

Service / Prep Area circa 700 sq.ft. (46.5 sq.m) with 6 pan range, extraction system, stainless steel workbenches, fryers, and griddles.

Shower

First Floor

Stores circa 500 sq.ft. (46.5 sq.m.)

W.C.

Attic

Stores

EPC

Rating – E.

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 5.00pm – 10.30pm

Staff

Owner operated with the help of between 4 and 6 staff depending on rotas.

Rates

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

Rateable Value £13,250

Tenure

The premises are held on a 12 year lease from November 2016 at a passing rent of £12,000 per annum. There is a 3 yearly rent review pattern. Interested parties should seek legal confirmation of this.

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.