

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

REF: NE1546



North East Commercial
Property & Business Agents

SUBWAY FRANCHISE

3 New Market, Morpeth,
Northumberland, NE61 1HE



- Net Sales approx. £3,300 weekly.
- Well established trading position.
- Very popular market town location.
- Currently run under management.
- Ideal for couple or partnership to operate.
- Permitted to trade until 03.00am
- LEASEHOLD £49,000 plus SAV

0191 487 8566

www.northeastcommercial.co.uk

Location:

The franchise began trading from this location over 14 years ago and is now very well established in the town benefitting from a busy retail position on a main junction. Our client is disposing of the outlet as they are growing their franchise network in the south of the region.

Business:

The UK Subway franchise originated in 1996 when the first store opened in Brighton and has expanded rapidly over the years with the current number of outlets being in the region of 2,500. The brand has plans to increase this by another 300 outlets, locations permitting. A typical new Subway franchise can cost well over £130,000 plus VAT to set up so this trading franchise offers great value for money.

This is a well-established outlet and the locations are generally prime and strong secondary and include high profile shopping centres, city centres and University areas.

There is a strong, identifiable corporate image backed up with marketing support and guidance from a head office team. For this support, and including the aggressive media marketing, the franchisees pay a fee which equates to circa 12.5% of the turnover.

The target customers are young professionals, students and office workers looking for good quality, good value food and drink. The new low fat menu has proved particularly popular and the range of products is naturally evolving.

This franchise is compact and easily managed and would be ideal for a couple or partnership to owner operate.

Agents Notes:

A franchise fee of £4,400 is payable to SUBWAY which covers the transfer and 2 week training course.

Premises:

comprises a ground floor retail unit which has been remodelled and is fully fitted for the trade.

Ground Floor:

Sales Shop circa 475 sq.ft. (44 sq.m.) with equipment including serve over deli counters, coffee machine, soft drink dispensers, chillers, grills, ovens and fridges.

W.C.

Basement:

Store circa 333 sq.ft. (31 sq.m.)

Opening Hours: (permitted to trade till 3.00am)

Monday - Saturday	7.00 am - 7.00 pm
Sunday	8.00 am - 7.00 pm



Staff:

Currently run under management by 7 members of staff.

Services:

The premises are supplied with mains electricity, water and is fitted with a fire alarm system. The premises also benefit from CCTV systems.

Tenure:

Held on a 15 year lease from 2011 at a passing rental of £20,500 per annum plus VAT with a rent reviews and break clause every 5th anniversary.

Rates:

The premises are assessed as:

RATEABLE VALUE - £15,500

EPC:

Rating E.

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.

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