

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1556



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP

t/a "Sea Road Fisheries"

52 Sea Road, Fulwell,
Sunderland, SR6 9BX



- Sales in the region of £2,500 weekly.
- Fully refurbished and well fitted premises.
- Great opportunity to expand current menu.
- Trading on short opening hours.
- Potential to introduce delivery service.
- Genuine reason for sale.
- LEASEHOLD PRICE £34,950 plus stock

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Location

The business is located on Sea Road in Fulwell which is one of the most sought-after residential suburbs of Sunderland. Located to the north of the River Wear and along the coast, Fulwell offers a broad range of amenities and the business is located within the busy secondary shopping area on Sea Road.

Sea Road is one of the main routes running from Newcastle Road down towards to the coast and there are high levels of traffic and footfall.

Business

This is a relatively new business and was established by our client in 2018 from the former Barclays Bank. The business has quickly built up a loyal customer base with good levels of repeat custom and following the Local Authority Food & Hygiene Inspection, the business received the highest Rating of 5 (Very Good).

The current menu offering is compact and the trading hours are short, therefore there is considerable potential for any new owner to develop both the hours and menu. In addition, there is no online profile and therefore new owners could look into the possibility of introducing an ordering or delivery service.

The business would suit a couple or partnership that could take a hands on role in the shop and extend the hours, menu and services provided.

Property

Comprises a self - contained ground floor retail unit.

Ground Floor

Fish & Chip Shop circa 355 sq.ft (33 sq.m.) with sales counter, electronic cash register, menu boards, 3 pan gas range (**on lease**), extraction system and bain marie.

Preparation Area approx. 114 sq.ft. (10.6 sq.m.) with worktops, sink, fridges and freezers.

Potato Store – 88 sq.ft. (8.2 sq.m.) with twin sink unit, chipper, peeler and sluice.

W.C. with wash hand basin.

Trading Hours (permitted to trade 10am - 10.30pm)

Mon - Sat	11.30am - 1.30pm	4 pm - 8 pm
Sun	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 currently run by our client with the help of 4 part time members of staff.

Services

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

Rates

We have been verbally informed there are no rates currently payable.

Tenure

We are verbally informed that the premises are held on a 25 year lease from August 2018. The current rent is £1,100 pcm but 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.

EPC - Rating D.