

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
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North East Commercial
Property & Business Agents

REF: NE1428

CONVENIENCE STORE t/a "Best One (Star Market)"

179 - 181 Chillingham Road,
Newcastle upon Tyne, NE6 5XN.



- Sales currently £10,000 weekly plus commissions.
- Prime mixed retail and commercial position.
- Ground Floor circa 1,300 sq.ft. (120 sq.m.)
- Includes 4 bed flat above.
- Leasehold option available at £85,000.
- FREEHOLD £375,000 for the goodwill, fixtures & fittings.

0191 487 8566

www.northeastcommercial.co.uk

Location:

Heaton is a very popular residential area located circa 2.5 miles from Newcastle City Centre and the shop forms part of a very busy secondary shopping area. Nearby occupiers include Greggs, TSB bank and Domino pizza together with a number of independents.

The property has a prominent return frontage at the junction of Chillingham Road with Rothbury Terrace and forms part of a busy terrace which includes a Fish & Chip shop and Barbers. There are extremely high levels of both passing and captive trade and there is free pull in parking to the front.

Business:

This is a long established mini market business which has been in our client's ownership for over 10 years but has been placed on the market as they wish to pursue another business venture outside the area.

This is a traditional convenience store and off licence which has excellent levels of core business from the nearby residential occupiers. Heaton comprises a pleasant mix of retail and residential accommodation and is home to a pleasant mix of students, young professionals and families. The shop has an external ATM which is maintained by the installer and generates circa £180 per month.

This business represents an attractive opportunity for an owner operator with the benefit of excellent levels of captive and passing trade. Viewing is recommended to appreciate the excellent retail location.

Premises:

Comprising an end terrace two storey property;

Ground Floor

Sales Area extends to circa 1,030 sq.ft. (95.5 sq.m.)

Stores circa 212 sq.ft. (19.7 sq.m.)

Kitchen approx. 47.4 sq.ft (4 sq.m.)

Staff Toilets

First Floor (flat generating £500 pcm)

Lounge

Kitchen

Bathroom

4 x Bedrooms

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



Opening Hours:

Monday - Friday 6.00 am - 10.00 pm
Saturday & Sunday 8.00 am - 10.00 pm

Staff:

The business is currently operated by the owner plus 1 full time and 2 part time members of staff.

Tenure:

The property is available Freehold at an asking price of £375,000.

The Leasehold option is also available at an asking price of £85,000 with an asking rent of £18,000 per annum. Full terms to be agreed.

Rates:

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

RATEABLE VALUE £15,000

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.