BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE2260

North East Commercial
Property & Business Agents

BAKERY / HOT FOOD TAKEAWAY
t/a "Baker's Oven"

3 Holmeside,
Sunderland SR1 3JG



- **High turnover and high profit margin operation.**
- **Long established and reputable business.**
- **Operated under same ownership since 1983.**
- **Extensive ground floor premises.**
- **Trading permitted till 4am.**
- **New lease available at £25,000 per annum.**
- **LEASEHOLD PRICE £150,000 to include all fixtures.**

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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RICS

Location

This business is located in the heart of the City centre, close to The Bridges shopping centre, Civic centre, Park Lane transport interchange and railway station.

This part of town has a mixture of retail, hospitality and leisure occupiers and is opposite The Point live music venue and close to a number of other bars.

Business

This long-established business has been operated by our client for over 40 years but is now on the market as they wish to retire.

The premises are configured to a sales and service space at the front with an extensive prep and fully equipped bakery facility to the rear. There is access for deliveries from the rear of the building.

The current menu is broad and includes traditional bakery savouries and sweets plus a range of ready meals. Meals include chicken curry, lasagne and cottage pie and all the products are made on the premises. The ready meal products are particularly popular on a Friday and Saturday night where the site trades until 4am servicing the nightlife customers.

This shop has a loyal customer base, reflected by the high turnover, and positive feedback via social media. The shop has a 5* rating from the local authority food hygiene department and is extensively fitted and equipped for the trade. Viewing is recommended.

Premises

Comprises a ground floor self-contained unit within a larger terrace building.

Ground Floor

Sales Shop	circa 335 sq.ft. (31 sq.m)
Prep / Bakery Area	circa 710 sq.ft. (66 sq.m)
W.C.	with wash hand basin.

Services

Water, gas and phase 3 electricity is installed.

EPC

Rating C.



Staff

Currently operated by our client with the help of 9 members of staff.

Trading Hours

Monday - Thursday	7am - 7pm
Friday & Saturday	7am - 4am
Sunday	closed

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:
Rateable Value £15,500 (2026 list)
Rates exempt subject to status from April 2027.

Tenure

The premises are available on a new lease at an asking rent of £25,000 per annum to include the flat above. Full terms to be agreed and the ingoing tenant will be responsible for the landlord's legal fees in the preparation of lease.

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

The Property Ombudsman

Part of the Robertson Simpson Group