

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2212



North East Commercial  
Property & Business Agents

## FISH & CHIP SHOP / HOT FOOD TAKEAWAY

t/a "Hooked Fish & Chips"

13 Station Road, South Gosforth,  
Newcastle upon Tyne NE3 1QD



- Sales circa £2,750 - £3,000 weekly.
- Sought after residential area.
- Ample pull in street parking nearby.
- Located on main road and bus route.
- Extensive, well fitted and equipped premises.
- Genuine reason for sale.
- £60,000 for the lease, goodwill, fixtures & fittings.

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

### Location

This business is located on Station Road (A191) which runs from central Gosforth through South Gosforth towards Benton and then Whitley Bay. This is a popular suburb of Newcastle approximately 3 miles north east of the City centre and the immediate area is a mix of good quality private housing. There are some pubs nearby and other occupiers include Majestic Wines, Domino pizza and Sainsbury's.

### Business

A traditional fish and chip and hot food takeaway has occupied this site for over 50 years. The current owner acquired the business in 2024 and has carried out some improvements including the installation of LED lighting plus some new fridge and freezer equipment.

The current menu is quite compact and concentrates on traditional Fish and Chips plus a range of burgers and kebabs. There is a delivery service which makes up about 40% of the turnover but collection trade is still strong owing to the high levels of nearby residential accommodation. There is scope for a new operator to extend the hours and expand the lines sold and an unused pizza oven is included in the sale. There is enough prep and sales space to incorporate these extra products and the rear access onto the back lane could support any increased delivery offer.

Hot food opportunities in Gosforth are relatively rare this business could suit a variety of operators. Viewing is recommended to appreciate the location and potential.

### Property

Comprises the ground floor of a mid-terraced three storey property of traditional construction.

#### Ground Floor

**Main Sales Shop** circa 59 sq.m. (640 sq.ft.) with 4 pan gas range, fridge/freezers, extraction, bain marie plus a new kebab stick and other complementary plant.

**Dry Stores** circa 15 sq.m. (162 sq.ft.).

**Potato Room** circa 18 sq.m (192 sq.ft.).

**W.C.**

#### External

**Large Yard** with rear lane access.

#### EPC

Rating C.

#### 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 – Saturday	11.30am - 9.45pm
Sunday	4.00pm - 9.45pm

### Staff

The business is currently run by our clients with the help of 1 part time member of staff.

### Services

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

### Rates

Rateable Value £9,700 (2026 List)  
Rates free incentives subject to status.

### Tenure

A 15 year lease is in place from September 2020 at a current rent of £11,400 per annum. A rent bond may be required and there are break clauses every 3<sup>rd</sup> anniversary.

### 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.