

FISH & CHIP SHOP / HOT FOOD TAKEAWAY

t/a "Dipton Fisheries"

6 Co-operative Buildings, Co-operative Terrace,
Dipton DH9 9AH

Sales Particulars



- Sales exceed £9,000 weekly.
- Extensive local catchment area.
- Fish & Chip Shop monopoly.
- Ample, free on-street parking.
- Very well fitted and equipped unit.
- Licensed to sell alcohol.
- LEASEHOLD PRICE £120,000 to include all fixtures.

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Location

The business forms part of a small suburban shopping area centre on Co-operative Terrace, just off the main A692 road which links Consett to the A1 Western Bypass via Sunnyside. The immediate area is a mix of residential and commercial accommodation and other nearby occupiers include hair and beauty salons, a convenience store and the local health centre.

Business

This fish and chip and hot food takeaway has been in our client's ownership since early 2025 but is now on the market as they wish to concentrate on their other business interests.

The opportunity comprises spacious ground floor premises which were recently refurbished and are in excellent order throughout. The service area has been styled to reflect a traditional fish and chip shop at the front with the rest of the equipment (conveyor pizza oven, kebab sticks, chilled counters etc.) located behind. There are prep areas towards the rear of the premises plus a dry store.

The current menu is broad and the shop has a loyal customer base. Approximately 30% of the trade is collection but the shop operates deliveries via its own drivers with an estimated potential delivery. The food has positive feedback via social media, and the shop has a 4*+ google review rating.

The opportunity would be ideal for an owner operator or partnership who could run the business and look to develop the offer following.

Premises

Comprises a self-contained ground floor unit forming part of a large, former Co-operative building.

Ground Floor

Front Shop / Prep Area 1 circa 430 sq.ft. (40 sq.m) with 2 pan gas range, service counters, menu boards, bain marie, kebab stick, pizza oven plus other equipment.

Prep Area 2 circa 205 sq.ft. (19 sq.m.).

Dry Store

W.C.

EPC

Rating D.

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

Currently operated by the owner with 2 members of shop staff and up to 3 drivers when required.

Trading Hours

Monday - Friday	11.00am - 10.00pm
Saturday	11.00am - 11.00pm
Sunday	4.00pm - 10.00pm

Fixtures & Fittings

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

Rates

The premises are assessed as follows:

Rateable Value £3,450

Rates exempt subject to status.

Tenure

The premises are held on a 3 year lease from 2025 at a rent of £750 per month (£9,000 per annum). Further details on application.

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.