

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE2225



North East Commercial  
Property & Business Agents

## FISH & CHIP SHOP / HOT FOOD TAKEAWAY

t/a "SHERGILLS"

198 Stanhope Road,  
South Shields NE33 4TA

Sales Particulars



- High turnover and profitable operation.
- Busy main road location.
- Ample, free on-street parking.
- Very well fitted and equipped unit.
- 1 - 2 bed flat above for occupation or letting out.
- RENT £350 per week to include Flat above.
- LEASEHOLD PRICE £99,000 to include all fixtures.

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## Location

The business forms part of a small suburban shopping area centre on Stanhope Road, to the south of South Shields town centre. The immediate area is a mix of residential and commercial accommodation and tenants include hair and beauty salons, a convenience store and other food outlets.

## Business

This fish and chip and hot food takeaway has been in our client's ownership since 2022 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 refurbished circa 2020. 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 2 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 70% of the trade is collection but the shop operates deliveries via its own drivers. 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 who could run the business and take advantage of the living accommodation above to keep costs down.

## Premises

Comprises a detached two storey property with a ground floor retail unit and a separate flat above.

### Ground Floor

**Front Shop** circa 300 sq.ft. (28 sq.m) with 4 pan gas range, service counters, menu boards, bain marie, kebab stick, pizza oven plus other equipment.

**Prep Area 1** 150 sq.ft. (14 sq.m.).

**Prep Area 2** 225 sq.ft. (21 sq.m.).

**External W.C..**

### First Floor

**Flat** self-contained with separate access and comprising kitchen, single bedroom, double bedroom and bathroom.

## 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 4 members of staff.

## Trading Hours

Mon - Sat	12pm - 2pm	4pm - 10pm
Sun		5pm - 10pm

## Fixtures & Fittings

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

## Rates

The premises are assessed as follows:

Rateable Value £4,450

Rates exempt subject to status.

## Tenure

The premises are available on a new lease at a rent of £350 weekly (£18,200 per annum) to include the flat above. Terms to be agreed and the incoming 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.