BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

OUR REF; NE2263

North East Commercial
Property & Business Agents

PIZZA / HOT FOOD TAKEAWAY
t/a "Classic Pizza"

41 High Street,
Spennymoor DL16 6BB



- **Long established and reputable business.**
- **Short hours but trading permitted till 2am.**
- **Town centre location with parking.**
- **Spacious ground floor sales and prep areas.**
- **Upper floors suitable for conversion.**
- **Genuine retirement sale.**
- **FREEHOLD PRICE £195,000 / OFFERS.**

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Gateshead
NE11 9SN

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North East Commercial
Property & Business Agents

RICS

Location

The business and property form part of a busy parade located within the main town centre of Spennymoor The immediate area is a mixture of retail and hospitality accommodation and occupiers include hair salons, a convenience store and estate agents.

Business

This business and property have been in our client's ownership since 1986 but has been placed on the market as they wish to retire.

The ground floor space is configured to provide a service and customer waiting area to the front with a spacious kitchen and preparation facilities towards the rear. There is vehicle access via the rear yard for deliveries but there is also free on-street parking in the evenings for customers and drivers.

The current menu is extensive but 70% of the trade is pizza with the remainder being made up of burgers, kebabs and desserts. The shop has a 5* rating from the local authority food hygiene department and the unit is extensively equipped.

Property

Comprises an extensive 3 storey property with a single storey extension to the rear. Accommodation:

Ground Floor

Service / Waiting Area	circa 400 sq.ft. (37 sq.m.).
Prep / Kitchen 1	circa 160 sq.ft. (15 sq.m.).
Prep Area 2	circa 225 sq.ft. (21 sq.m.).
Store	circa 100 sq.ft. (9 sq.m.).
Office	circa 75 sq.ft. (7 sq.m.).
W.C.	

First Floor

Stores	circa 625 sq.ft. (58 sq.m.).
W.C.	

Second Floor

Stores	circa 500 sq.ft. (45 sq.m.).

EPC

Rating TBC.



Staff

Currently operated by our client with the help of 6 members of staff.

Trading Hours (licensed to trade till 2.30 am)

Monday	closed
Tuesday – Sunday	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 £6,900
Rates exempt subject to status.

Tenure

We are advised that the property title is freehold.
A leasehold option may be available

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