BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

REF: NE2135

North East Commercial
Property & Business Agents

# CONVENIENCE STORE with FLAT
## t/a "Drinks Express"

## 16 & 16a Coast Road,
## Wallsend NE28 8DA

- **Turnover circa £300,000 per annum.**
- **Same family ownership since 2010.**
- **Sales shop circa 700 sq.ft. (65 sq.m.).**
- **High levels of captive trade.**
- **Prominent corner location.**
- **Separate 4 bed maisonette.**
- **LEASEHOLD PRICE £39,000 plus stock.**


4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891


**0191 487 8566**

www.northeastcommercial.co.uk

North East Commercial
Property & Business Agents

RICS

**Location:**

This business and property is located at the junction of Station Road with Coast Road, close to the main A1058 intersection. The business forms part of a terrace of retail units which is adjacent to a number of residential estates.

**Business:**

This is a long-established convenience store business which has been in the seller's ownership since 2010 but has been placed on the market as they wish to reduce their work commitments.

This is a compact convenience store which has excellent levels of core business from the nearby residential occupiers with free pull in parking nearby which can generate passing trade.

This business represents an attractive opportunity for an owner operator with the benefit of captive and passing trade. The upper floor flat offers potential for rental income or spacious owner's accommodation.

**Property:**

Comprises a convenience store with a 4 bed flat above.
Accommodation;

**Ground Floor**
**Convenience Store** circa 700 sq.ft. ( sq.m.).
**W.C.**

**Upper Floor Maisonette**
**Lounge 1**
**Lounge 2**
**Bedroom1**
**Bedroom 2**
**Bedroom 3**
**Bedroom 4**
**Kitchen**
**Bathroom**

**External**
**Enclosed Yard** with ample space for vehicle parking and outside seating.

**Opening Hours:**

Monday - Sunday 9.00am - 9.00pm

**Staff:**

The business is currently operated by the owners.

**Tenure:**

We are verbally informed that a new lease for the shop and flat will be available at a commencing rent of £200 per week. Full terms to be agreed.

**EPC:**

Rating C

**Rates:**

The premises are assessed as follows:
Rateable Value £5,800
Rates free incentives subject to status.

**Services:**

Electricity, water and gas central heating is installed to the living accommodation.

**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