



Select Convenience - Forest Hall

Ref: 4210656

43-45 Station Road North,
Forest Hall, Newcastle Upon Tyne, NE12 7AR

Leasehold: £150,000, Annual Rent: £43,000

Retail Sales (inc VAT) £1,033,614

Rarely Available Corporate Disposal Opp

Available with or without supply agreement

Run under full time management

Energy Rating C

Strictly Confidential, no approach to staff can be made



A great opportunity to acquire a company owned store with plenty of potential for a new independent or owner operator management.

The store is available with or without a trading/supply agreement with Bestway

For further information, please visit www.projectendeavour.christie.com



Location

Highly visible on the end of this parade of shops on the junction to the parade and main road leaving Forest Hall. Free parking for shoppers, close to the Metro station. A range of complimentary businesses, banks, estate agents, take away food and newsagent.

Internal Details

Spacious store, 4 gondola aisles and separate area for alcohol products. Main post office screened position and local position at the retail area. 3 cash register positions. Lottery stand, fresh and frozen foods, chilled soft drinks and alcohol, and dairy, food to go, newspapers and magazines.

Accommodation	Sq ft	Sq m
Retail Area	3,763	350
Other	3,231	300
Gross	6,994	650

Other area includes first floor and other ancillary areas. Please view floor plans for more information.

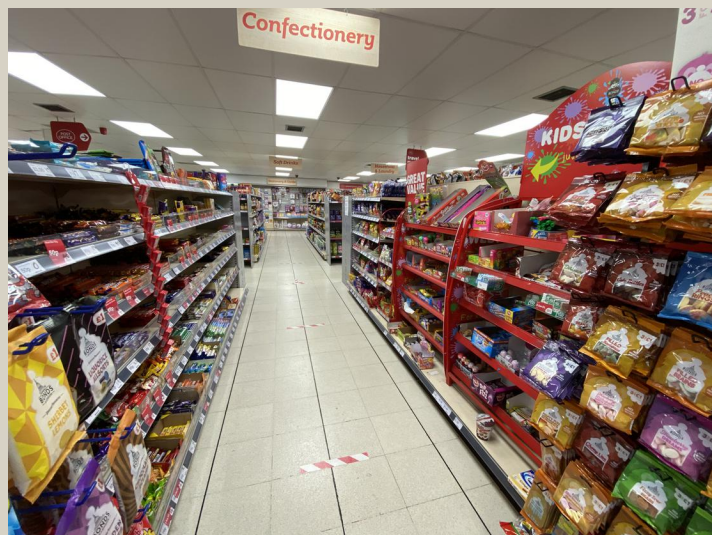
Staff

The purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

Trading Information

Financials	52 Weeks to April 2020 (€)
Total Sales	1,033,614
Services	119,065
Total Employment Costs	156,432
Total Property Costs	82,360

Total sales include VAT and exclude services.



Tenure

Leasehold. The current lease expires on 29 October 2027 with the next rent review due on 30 October 2022. The lease also contains a tenant break option on 30 October 2022. The current rent payable is £43,000.

Business Rates

Rateable Value (2017 list) Shop and Premises £80,500.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 0207 444 0040

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