



29 Borough Road Middlesbrough, TS1 4AD

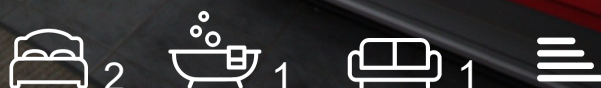
Offers invited £260,000

'THE ITALIAN JOB' - A TRUE MIDDLESBROUGH CULINARY INSTITUTION AND THE WINNER OF MIDDLESBROUGHS BEST SANDWICH SHOP IN 2014! AN OPPORTUNITY HAS EMERGED TO PURCHASE ONE OF MIDDLESBROUGHS MOST LONGSTANDING BUSINESSES, WHICH COMES AS A FREEHOLD 'GOING CONCERN' INCLUDING THE PREMISES, BUSINESS AND ADDITIONAL RESIDENTIAL ACCOMMODATION (A MAISONETTE WITH ITS OWN ENTRANCE) SET ABOVE WHICH IS CURRENTLY LET TO A LONG TERM TENANT. THE BUSINESS HAS PROUDLY BEEN OPERATING IN MIDDLESBROUGH SINCE 1993 AS THE 'ITALIAN JOB', AND AFTER LEAVING ITS FORMER PREMISES DUE TO COUNCIL BUY BACK RE-OPENED ON BOROUGH ROAD IN 2016 BRINGING MUCH OF THE FORMER FAN BASE WITH IT. THE PREMISES / ACCOMMODATION IS SPREAD OVER THREE STOREYS. THIS WOULD BE IDEAL FOR A HANDS-ON OPERATOR TO COME IN AND TAKE ON THE BATON AND TAKE THE BUSINESS FORWARD WHILST ENJOYING ADDITIONAL INCOME FROM THE MAISONETTE.

- Year Ended 30 September 2022 - TURNOVER £94,174
- Residential flat rental income - £100 per week. Working tenant who has been in situ since 1/4/2021
- Huge potential to increase both the business turnover and the rental income (although it is being sold with the residential tenant in situ)
- Located on a main thoroughfare into Middlesbrough Town Centre area, close to the University of Teesside.
- The business is sold as a going concern with all relevant equipment and machinery included in sale
- ** VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY ****
- Full lease information and business accounts will be offered to those who can prove their financial ability to proceed.

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.