



## Maximos Restaurant

Ref: 6467074

Old Brewery, Stockton Road, Castle Eden, TS27 4SU

Leasehold: OIRO - £50,000, Annual Rent: £25,000

Long Established Popular Restaurant

Affluent Village Location

Immaculately Presented Throughout

2023 Net T/O c.£365k with ANP c. £75,000

Annual Rent £25,000

70+ Covers EPC Rating C



Maximos Restaurant is a long established and successful business immaculately presented throughout, offering authentic Italian cuisine.

Located within the Old Brewery, Castle Eden, the restaurant is frequented by locals as well as tourists to the area.

With fantastic reviews on TripAdvisor as well as other sites, Maximos has been a firm favourite for many years.

This is a great opportunity for an independent business owner, chef or manager to invest in a turnkey renowned business.



### Location

Maximos Italian Restaurant is perfectly located on the B1281 in the well renowned Old Brewery, Castle Eden, in south County Durham. Popular with executive commuters, Castle Eden is within easy reach of the A19 and less than 15 minutes outside Durham City and Hartlepool.

The village of Castle Eden is home to one of the best parkland golf courses in the North East of England, which is opposite the restaurant.

### The Opportunity

After over 20 years, our client is now selling to retire. With such a great local clientele following, the business benefits from a premium location and authentic Italian cuisine with very little competition in town.

The sale of Maximos is a great opportunity for an independent operator or expanding regional restaurant brand to invest and takeover this characterful premise.

The leasehold is agreed to be extended upon new operators taking over the premises.





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### Internal Details

The restaurant consists of a communal entrance, 70 covers, fully fitted commercial kitchen, storage areas and toilets.



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### Fixtures & Fittings

We have been advised that the majority of fixtures and fitting are owned outright and will be included in the sale, subject to an inventory.

We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.



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### Trading Hours

Monday  
Closed

Tuesday to Saturday  
12.00pm – 2.00pm  
5.00pm – 9.00pm

Sunday  
12.00pm – 6.00pm

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### Tenure

Maximos Italian Restaurant is for sale by way of a leasehold with a rent of £25,000 per annum.

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### External Details

The business benefits from a large car park.

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### Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing has taken place.

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### Regulatory

Premises Licence

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### Business Rates

The Rateable Value is £21,000 from 1st April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



## 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:

### Marslie McGregor

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Newcastle



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 03330 107189

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