



## Kelly's Deli

681 West Road, Denton Burn, Newcastle upon Tyne NE15 7QQ

- Popular Deli Business
- Floor Area 31.6 sq. m. (340 sq. ft.)
- Short Trading Hours
- 5 Star Food Hygiene Rating
- Just Eat Delivery Service
- Turnover £1,600 - £1,700 per week
- Rent £9,500 per annum
- Fully Equipped for the Trade
- High Volume of Passing Trade
- Genuine Reason for Sale

**Leasehold: Offers in Excess of £19,950**

# BUSINESS FOR SALE

## Location

Kelly's Deli is situated on the corner of West Road & Broadwood Road which is at one of the busiest intersections in the west end of Newcastle being just off the A1 and at the entrance to West Road which leads directly to Newcastle City Centre. Therefore, the business is very prominent and has the potential to attract passing trade.

## Property / Equipment

The business is situated on the ground floor of a two storey mid terrace property of brick construction. The unit is circa 31.61 sq. m. (340.24. sq. ft.) (VOA) consisting customer waiting/service area with 6 covers, kitchen and external w/c facilities. The business comes equipped with a chilled deli counter, pie display unit, Coca Cola display fridge, double panini grill, hot plate, 4 pan electric oven, 2 x microwaves, various fridge/freezers, sink unit, electric till and various other cooking utensils.

## The Business

The business has a wide and varied menu offering a range of hot and cold sandwiches, paninis, toasties, full English breakfast, salad boxes, jacket potatoes, pies, pastries, daily specials along with a selection of hot and cold beverages. They serve over the counter, through Just Eat delivery service and also provides an outside catering service. The business benefits from excellent passing trade generated by the busy main road.

## Staff

The business is owner operated with the assistance of family members.

## Turnover

We have verbally been informed the business is turning over £1,600 - £1,700 per week.

## Opening Times

Monday – Friday 8:30am – 2:30pm  
Saturday - Sunday Closed

## EPC Rating

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## Social Media

Facebook Page – 1,688 followers

## Food Hygiene Rating

5 Very Good (Inspected 15<sup>th</sup> May 2019)

## Rateable Value

The 2022 Rating List entry is Rateable Value £5,800

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates.

We advise to seek verification of the above from the Local Rating Authority.

## Tenure

Leasehold – The current lease expires in August 2022, but we have verbally been informed a new lease would be available on request.

## Price

Offers in Excess of £19,950

## Rent

£9,500 per annum

## Viewing

Strictly by appointment through this office.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H549 (Version 1)**

**Updated July 2022**

# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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