BUSINESS FOR SALE



Retail | Eateries | Pubs | Leisure | Care | Hotels



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

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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 $\pm 1,600 - \pm 1,700$ 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 15th 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

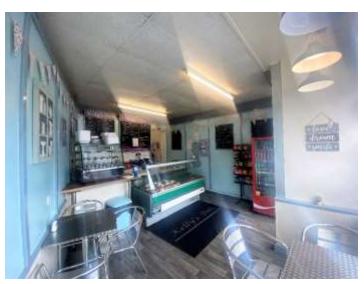
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Ref: H549 (Version 1) Updated July 2022

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