



## Laura's Fish Bar

32 Station Road, Whitley Bay NE26 2RD

- Fully Equipped for the Trade
- Floor Area 58.8 sq. m. (632.9 sq. ft.)
- Next to Metro Station
- 15 Year Lease from 2018
- Just Eat, Uber Eats, Deliveroo, Foodhub
- Turnover Circa £1,600 - £1,700 per week
- Rent £10,000 per annum
- Prominent Central Position
- 5 Star Food Hygiene Rating
- Excellent Reputation

**Price: £26,000 plus stock at valuation**

# BUSINESS FOR SALE

## Location

Station Road is a secondary retail area of Whitley Bay a town which is currently undergoing a programme of rejuvenation. Around 12 miles east of Newcastle upon Tyne and with the A19 and the Tyne Tunnel also within easy reach.

## The Property

The business is situated on the ground floor of a mid-terrace two storey property. It trades from a floor area circa 58.8 sq. m. (632.9 sq. ft.) consisting service/customer area with bench seating, kitchen, preparation room and staff W/C facilities.

There is also a paved roped off area to the front of the property with 8 covers.

## The Business

Our clients have been running the business since early 2020 although it has been trading as a fish and chip shop for many years prior to this. Since taking over they have built up an excellent reputation with many long standing and repeat customers.

The business is a traditional fish and chips business with a traditional menu selling over the counter and deliveries, it also benefits from being on Just Eat, Uber Eats, Deliveroo, Foodhub among others.

The business comes fully equipped for the trade including Henry Nuttall 3 pan gas range, Italinnox Prisma 16" conveyor pizza oven, stainless steel extractor hood, Italinnox electric griddle, merlin master fry oil filter machine, potato chipper, potato rumbler, Buffalo bain marie, hotpoint 4 pan electric oven, 2 x microwaves, pizza dough roller, various fridge/freezers, CCTV system and Epos system.

## Website/Social Media

Facebook Page – 2,900 followers

## Reviews

4.7/5 from 295 Google Reviews

## Food Hygiene Rating

5 – Very Good (Last inspected 25<sup>th</sup> February 2021)

## Staff

Husband and wife team with the assistance of 1 part time member of staff.

## Lease

15 year lease commenced March 2018 and ending on March 2033.

## Rent

£10,000 per annum

## Price

£26,000 plus stock at valuation

## Trading Information

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £6,700

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.

## Important Notice

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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: H788 (Version 1)**

**Prepared: 05<sup>th</sup> October 2023**



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