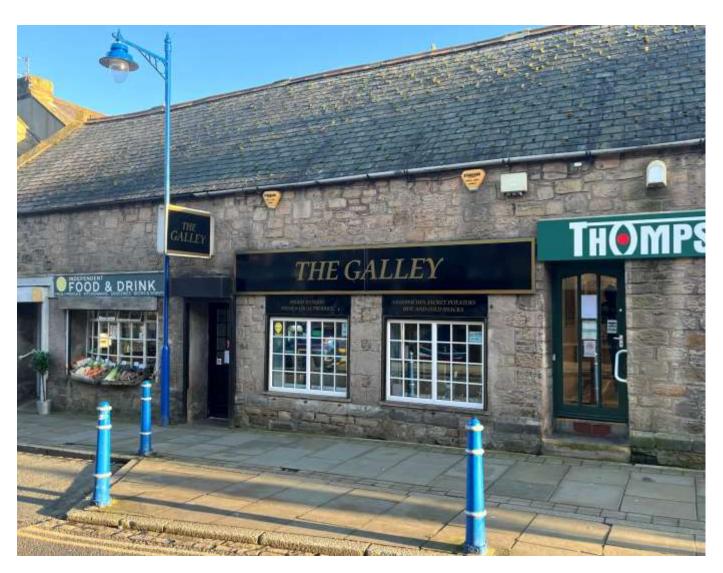


Retail | Eateries | Pubs | Leisure | Care | Hotels



## **The Galley**

## 64 Queen Street, Amble, Northumberland NE65 0DD

- Sandwich & Deli Shop
- Supplies Sandwiches to Retailers
- Two Storey Unit 65 sq. m. (705 sq. ft.)
- 5 Star Food Hygiene Rating
- Town Centre Prime Position

- Outside Catering
- High Turnover Business
- Genuine Reason for Sale
- Short Trading Hours
- Rent £8,280 per annum

Leasehold: Offers in Excess of £19,950



## **BUSINESS FOR SALE**

### Location

Amble is a popular north east coastal village with a sizeable local community which swells in the summer months due to the tourist trade. Queen Street is a main thoughfare and the main trading location in Amble Village

#### The Business

The Galley has an excellent reputation with many repeat customers, known for their freshly prepared sandwiches, wraps, toasties, panini's, jacket potatoes and salad bowls, they also have a daily hot meal and soup special. As well as walk in customers the business does deliveries, outside catering and supplies sandwiches to other local retailers.

### **Property**

The unit occupies a ground and first floor position of a twostorey mid terraced property with pitched slate roof. The net internal area is circa 705.25 sq. ft. (65.52 sq. m.) made up of open plan retail/prep area and W.C on the ground floor with office/storage on the first floor.

Area	sq. m.	sq. ft.
Ground Floor		
Retail	31.67	340.89
W/C	2.77	29.81
First Floor		
Office/Store	31.0	333.68
Total	65.52	705.25

## **Equipment**

2 x Statesman 4 ring electric cooker Serve over chilled deli counter Buffalo double contact grill Russell Hobbs microwave Moffat hot cupboard with bain marie Caterlite water boiler Heated countertop pie deli counter Tall drinks display fridge Tall display fridge 3 x under counter fridges Soup kettle Dishwasher 4 pot bain marie

## **Food Hygiene Rating**

5 Very Good - Inspected - 25th April 2023

## Staff

The business is run part time by the owner with the assistance of 8 part time members of staff.

#### Turnover

Accounts will be made available on request.

## **Opening Times**

Monday – Saturday 10:30am -2:00pm Sunday Closed

#### **Tenure**

Leasehold –We have been verbally informed the current lease expires March 2024. The landlord has stated they will grant a new lease on request.

#### **Price**

Offers in excess of £19,950 plus stock at valuation

#### Rent

£8,280 per annum

## Viewing

Strictly by appointment through this office.

#### **Rateable Value**

The 2024 Rating List entry is Rateable Value £8,500.

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**

- 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.
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  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: H954 (Version 2) Updated April 2024

# **BUSINESS FOR SALE**











