



Sandwich Deli

4 Fox & Hounds Lane, Newcastle upon Tyne NE15 6LR

- Sandwich / Confectionary Business, Trading as Snack Fast
- Turnover circa £1,500 per week
- Fully Equipped for the Trade, Name of Business Not Included
- Rent £7,800 per annum*
- Prominent Position with Excellent Passing Trade
- Just Eat / Uber Eats & Toon Eats
- Small Business Rate Relief

Leasehold: Offers in excess of £19,950

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Location

The business is located on the corner of Fox and Hounds Lane and West Road, the principle thoroughfare linking Newcastle city centre (2.5 miles) from the A69 (Newcastle to Carlisle Trunk Road) and the A1 Western Bypass (½ mile). The surrounding area is of mixed retail uses in mature residential estates.

Business Description

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, omelettes, sweet treats, confectionary, daily specials along with a selection of hot and cold beverages. They serve over the counter, through Just Eat, Uber Eats, Toon Eats and their own website. They also provide an outside catering service. The business benefits from excellent passing trade generated by the busy main road and children from the local schools.

Property Description

An end terraced single storey property with pitched slate roof. The unit has an open plan customer service area, kitchen and staff W.C facilities. There is also a small yard to the side of the property that is not currently utilised

Turnover

We have verbally been informed the business is turning over circa £1,500 per week.

Viewing

Strictly by appointment through this office.

Price

Offers in Excess of £19,950 (+stock)

Rent

£7,800 per annum

*The rent will be reviewed and expected to increase slightly.

Tenure

Leasehold – A new lease will be made available, terms & conditions apply.

Staff

The owner is moving to a new location and will be taking the staff.

Notice

The business name is not included in the sale of the business.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,550

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

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.

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