



Smith's Chippy

108 Ocean Road, South Shields NE33 2JF

- Traditional Fish & Chip Business
- Ground Floor 73 sq. m. (786 sq. ft.)
- Off Street Parking
- Fully Equipped
- Turnover circa £85,000 per annum
- Excellent Passing Trade & Footfall
- Huge Scope to Increase Trade
- Smith's Been Trading Since 1981

Leasehold: £34,950

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Location

The business is situated within easy walking distance of the seafront and South Shields town centre on Ocean Road one of the main roads running out of the town centre. South Shields is easily found, being approximately 7 miles due north of Sunderland.

The Premises

The unit is situated on the ground floor of a two storey mid terrace property within a busy shopping parade. The floor area is circa 73 sq. m. (786 sq. ft.) with front and rear access.

Business Description

Smith's Chippy has been trading under the same name since 1981 but has been a Fish & Chip shop as far back as the 1960's. Over the years it has built up an excellent reputation with many long standing and repeat customers.

The current owner took over the building and business in 2023 and has kept it running, ready for a new owner operator to take over the reigns.

The business is extensively equipped for trade including Hopkins 3 pan gas range (2011), a full inventory can be provided on request.

The business sells a range of products including Fish & Chips, sausage, pies, chicken nuggets, burgers, sundries and cold drinks and much more.

Floor area	Sq. m.	Sq. ft.
Service Area	31.85	342.89
Kitchen	14.11	151.91
Pre Area	14.71	158.36
Store	3.91	42.10
W/C	3.96	42.63
Chipper Room	2.22	23.93
Store	2.24	24.18
Total	73	786

Opening Times (subject to change)

Mon - Thurs	12:00pm – 8:00pm
Friday	12:00pm – 9:00pm
Saturday	12:00pm – 8:00pm
Sunday	12:00pm – 8:00pm

Turnover

Circa £85,000 per annum

Tenure

Leasehold

Price

£34,950

Rent

£12,000 per annum.

A new lease to be agreed, Terms and conditions apply.

Staff

Owner operated with the assistance of 5 part time members of staff.

Food Hygiene Rating

5 Very Good (Inspected 24th February 2020)

Rateable Value

The 2023 Rating List entry is Rateable Value £6,300.

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.

Viewing

Strictly by appointment through this office.

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 I039 (version 1)

Prepared 20th June 2024



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