



## S. Phillips Quality Butchers

3 Bedford House, Saville Street, North Shields NE29 6QN

- Traditional Butcher Business
- Long Established
- Ground Floor 33.25 sq. m. (357 sq. ft.)
- 5 (Very Good) Food Hygiene Rating
- Small Business Rate Relief
- Turnover Circa £140,000 per annum
- High Footfall
- Free Off-Street Parking
- Genuine Retirement Sale
- Rent £5,500 per annum\*

**Price: £15,000 Leasehold**

# BUSINESS FOR SALE

## Location

The business is located on Saville Street the main street providing access to North Shields town centre. This part of Saville Street is made up of national and independent retailers such as Asda and Ladbroke's. There is free parking directly behind the building within Asda carpark. Howard Street is also just around the corner which is prominently made up of financial and professional companies.

## Property Description

The business is situated on the ground floor of a three storey end terrace property with pitched slate roof. The floor area is approximately 33.25 sq. m. (357.9 sq. ft.) consisting open plan customer service area, kitchen and W.C facilities.

## The Business

Our client Mr Phillips has been trading as a traditional butchers from this location since 2013, since then he has gained an excellent reputation with many regular and long-standing customers. He is reluctantly placing the business on the market due to retirement.

## Price

£15,000 plus stock at valuation

## Rent

£5,500 per annum (we have been verbally informed there will be a rent increase when the new lease is prepared)

## Tenure

The lease is through North Tyneside County Council, it is currently rolling over.

## Trading Information

We have been verbally informed the turnover is circa £140,000 per annum.

## Rateable Value

The 2024 Rating List entry is Rateable Value £5,000

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.

## Food Hygiene Rating

5 – Very Good (Inspected - 12 December 2022)

## Staff

The business is solely run by the business owner.

## Opening Hours

Monday	8:00am – 5:00pm
Tuesday	8:00am – 5:00pm
Wednesday	Closed
Thursday	8:00am – 5:00pm
Friday	8:00am – 5:00pm
Saturday	8:00am – 5:00pm
Sunday	Closed

## 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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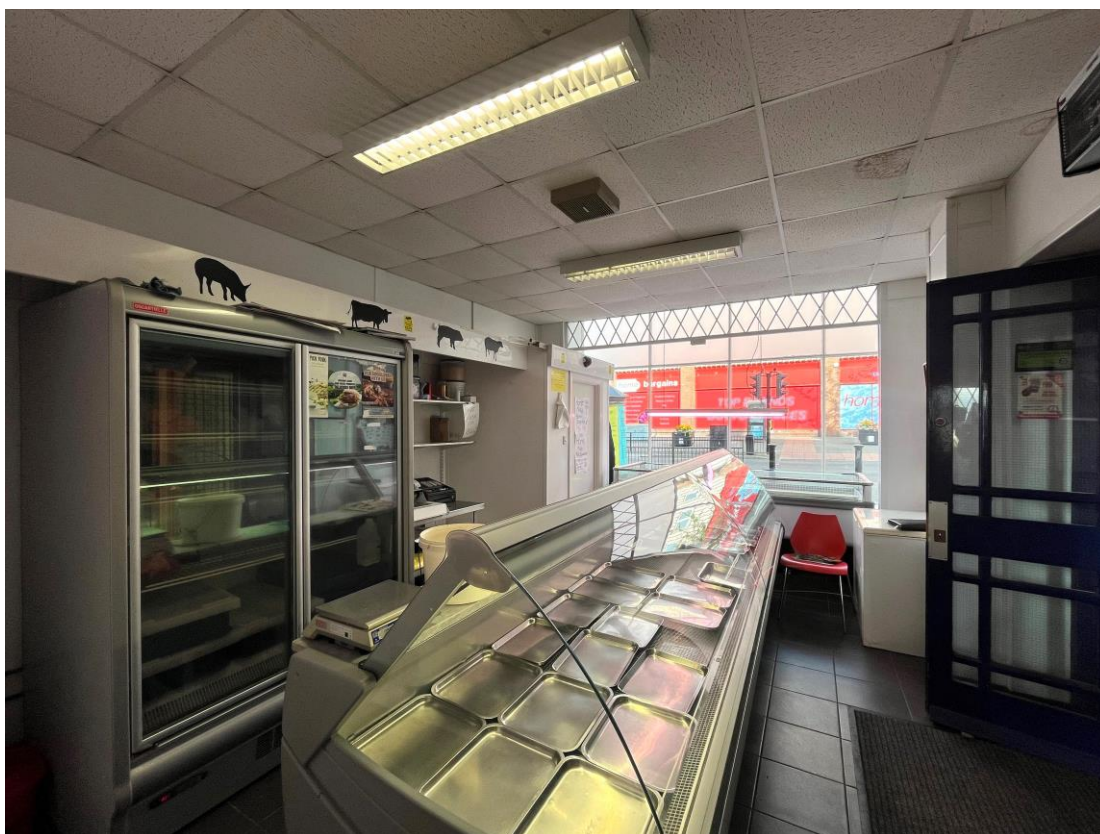
Amended 31<sup>st</sup> January 2025



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# BUSINESS FOR SALE



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