



Candy Kabin

37 The Galleries, Washington, Tyne & Wear NE38 7SB

- Sweet shop / Toy shop
- Prominent Corner Position
- 5 Year Lease from Sep 2023
- Includes Fixtures & Fittings
- Turnover £158,000 per annum
- Floor Area 484 sq. ft. (45 sq. m.)
- Excellent Passing Trade
- Rent £33,000 per annum

Nil Premium

Ground Floor, Newcastle House, Albany Court,
Newcastle Business Park, Newcastle upon Tyne NE4 7YB
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Location

The Galleries Shopping Centre is located in Washington, Tyne and Wear. It has over 120 high street and independent stores and free parking including Argos, Asda, Boots, Clintons, Game, H.Samuel, Natwest, Pandora, Sports Direct, Vodafone among others.

Premises

The business trades from a ground floor corner unit circa 484 sq. ft. (45 sq. m.) consisting open plan retail area with small kitchen to the rear and staff W.C facilities.

Business

This is an excellent opportunity to acquire a business located in the popular Galleries Shopping Centre. The business sells an array of confectionary, sweets, slushies, drinks and kids toys.

Opening Times

Monday – Saturday 9:00am – 5:30pm
Sunday 10:00am – 4:00pm

Trading Information

We have been verbally informed the business is turning over circa £158,000 per annum.

Staff

The business is run by 1 member of staff.

Price

Nil Premium plus stock at valuation
(If a buyer does not wish to take on the stock it can be excluded from the sale)

Tenure

Leasehold – 5 Year Lease from September 2023 with a break at year 3.

Rent

£33,000 per annum

Service Charge

Small service charge

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £21,250

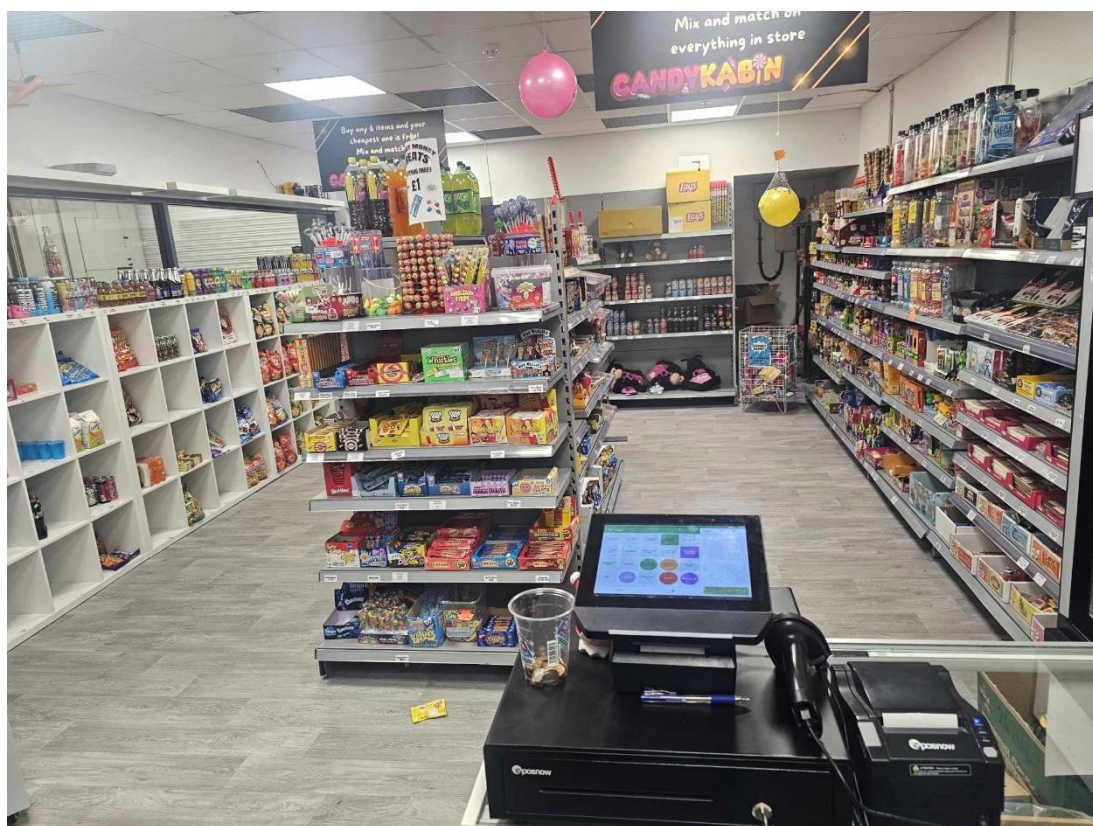
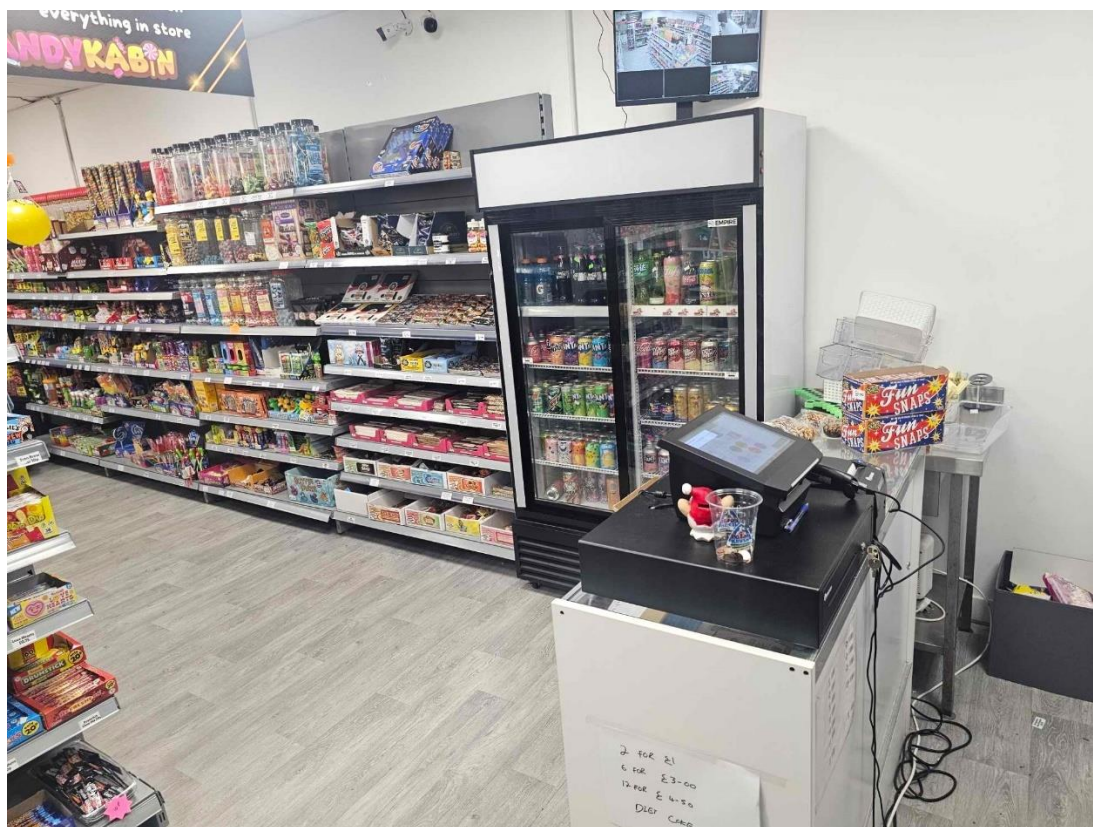
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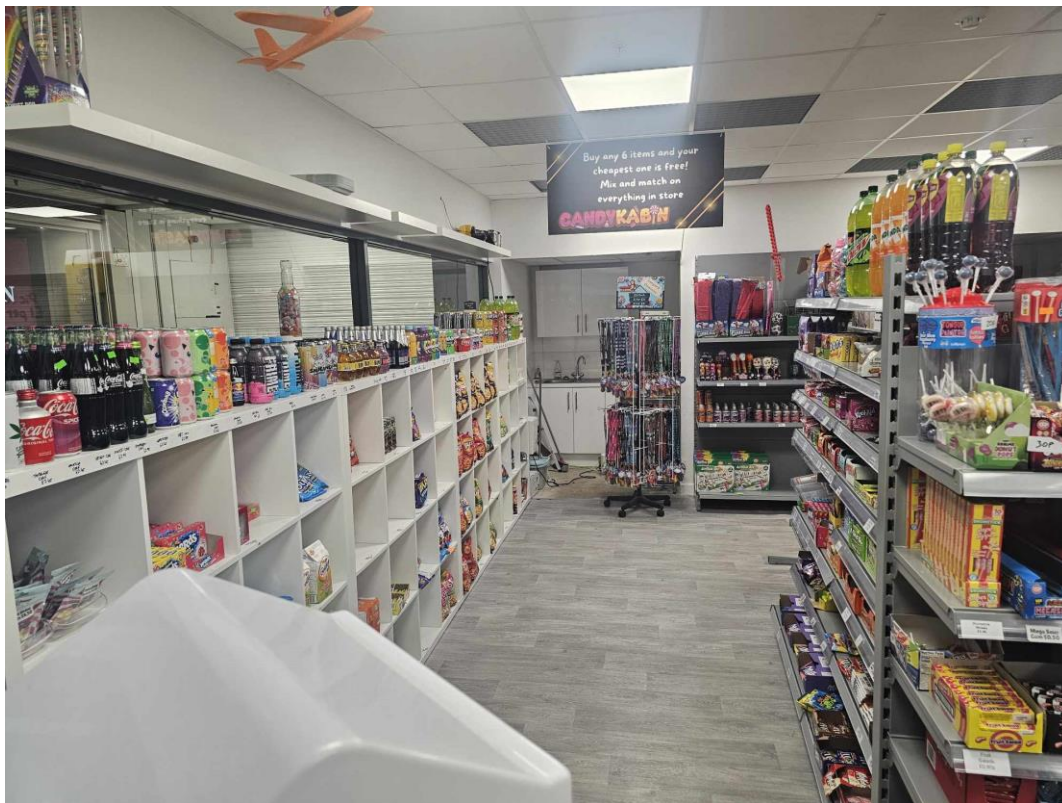
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Amended: 14th January 2025

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