



Hog Roast Deli

45 Walton Avenue, North Shields, NE29 9BS

- Ground Floor Sandwich/Deli
- Fully Equipped for the Trade
- Densely Populated Residential Area
- Floor Area 47.53 sq.m. (511.60 sq.ft.)
- Small Popular Shopping Parade
- New Development Nearby
- Rent £5,500 per annum
- 5 Year Lease in Place (until 2028)
- Suitable for Other Cuisines
- Small Business Rate Relief

Leasehold £12,500

BUSINESS FOR SALE

Location

The business opportunity is located on the junction of Walton Avenue & Balmoral Gardens, a short drive to the connecting (A1058) Coast Road and within a mixed retail and residential area. The property benefits from a large windowed corner plot, with on street parking close by. There is a good level of passing trade and footfall, coming from nearby Queen Alexandra Road.

The former Queen Alexandra College (opposite) has been sold and will become a development, for additional housing estate, which will bring a larger capacity, to the immediate area.

The Business

The business was trading as The Hog Roast Deli selling an array of hot and cold breakfasts and lunches, with a selection of hot and cold beverages. They have recently ceased trading, for genuine reasons, and would be a fantastic opportunity for an owner operator.

Property / Equipment

The business trades from an end terrace property. The floor area is 47.53 sq.m. (511.60 sq.ft.) consisting open plan customer service area, prep area and kitchen with W/C facilities and storage areas. It comes fully equipped for the trade as can be seen by the attached photos, an inventory can be provided on request.

Tenure

Leasehold –We have been informed there is 10 year lease

Price

£12,500 leasehold

Rent

£5,500 per annum.

There are circa 4 years remaining on a 5 year lease.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,300

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.

Notice

The name (The Hog Roast Deli is not included in the sale)

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 I100

Prepared 19th September 2024

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