



CARTERS

Fish Restaurant
& Takeaway
Tel: 01388 665 955



HUNTERS®
HERE TO GET *you* THERE

3-4 Tenters Street, Bishop Auckland, DL14 7AD

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£1,000 Per Month

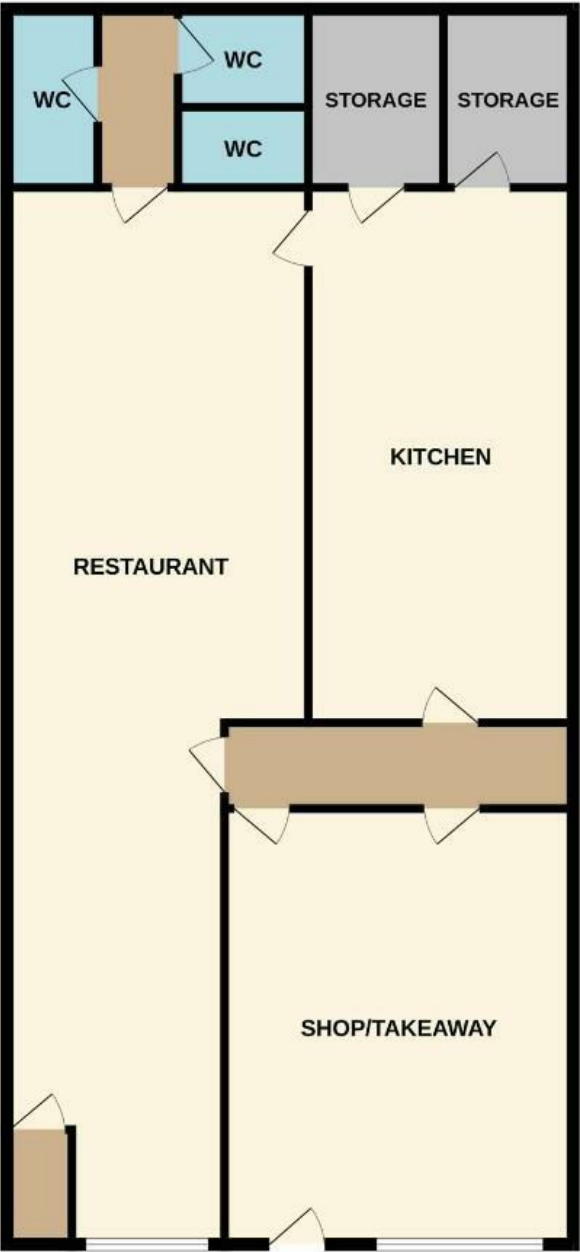
Positioned just off the high street in Bishop Auckland, on Tenters Street, this well-established business and premises is available for let. Operating as a successful fish and chip restaurant/takeaway, serving the community for over 25 years, the current owners retirement presents this new opportunity for a prospective tenant. A promising investment opportunity for those looking to enter the food industry in the area.

The property boasts a prime town centre location, ensuring a steady flow of foot traffic and visibility, just off the high street as well as adjacent to the newly refurbished bus station. On street parking is available.

Available for let on a 6 year fully insuring and fully repairing lease, with an option for future purchase of the freehold. A £40,000 deposit is required upfront for use of and inclusion of all kitchen equipment, serving counters and dining furniture. As an option to purchase the freehold at a later date, this deposit will be reduced from the purchase price.

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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Shop/Takeaway

15'8" x 19'8"

Window and main entrance door opening from Tenters Street. Comprising a large serving counter range with deep fryers, warming boxes and a built-in serving area at the center. The rear wall offers space for refrigeration units and prep space. Ample space for customers and an internal door leads through to the restaurant.

Restaurant

17'4" x 35'5" (max points)

Fitted with modern fixed seating and tables, offering 61 covers and complete with high quality durable flooring throughout for easy cleaning. Customer toilets available.

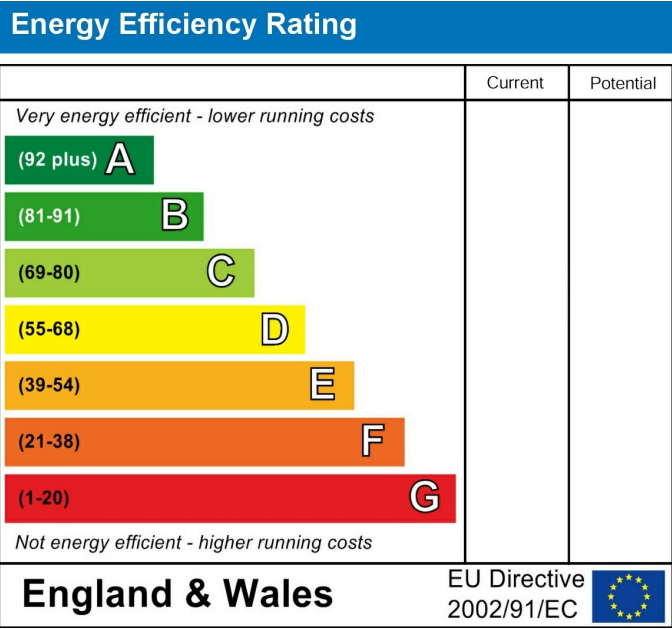
Kitchen

16'0" x 25'11"

Located to the rear, providing additional space for food preparation, cooking equipment and storage. Access from both the serving counter and restaurant.

Tenancy

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

