



## Peccati Italiani

29 Heaton Road, Heaton, NE6 1SA

- Italian Takeaway Business
- Turnover circa £4,500 per week
- Excellent Passing Trade
- Lease in Place until 2030
- Ground & Basement Levels
- Fully Equipped for Trade
- Open 5 Days a Week
- Genuine Reason for Sale
- Rent £12,000 per annum
- Late licence

**Leasehold: £39,950 (+stock)**

# BUSINESS FOR SALE

## Location

Situated towards the Byker end of Heaton Road and therefore being convenient for Byker, Newcastle upon Tyne as well as Heaton. Heaton Road is a main thoroughfare between Heaton and Byker and therefore the premises are highly visible and benefits from a large amount of passing trade.

## The Premises

The unit being 81.94 sq. m. (882 sq. ft.) is located over the ground and first floors consisting open plan service area/kitchen and office on the ground floor with the basement having two store rooms and staff W/C facilities.

## The Business

Our clients have been running the business since 2020 although it has been trading as a pizza shop for many years, prior to this. Since taking over they have built up an excellent reputation with many long standing and repeat customers.

The business is a traditional Italian takeaway, offering a wide selection of pizzas, pastas, chicken dishes and other specialities. There is scope to increase trade by including other popular menu items, such as kebabs and wraps.

The business comes fully equipped for the trade including (but not limited to) various under bench fridges, benches, tall fridges, EPOS system, Xanoli pizza oven, IceRite fridge storage and pizzzo fridge, iMett double fryer, 6 range hobs and oven, IceRite, chiller, dough machine, pizza oven and gas pizza oven, chest freezer, microwaves, CCTV, storage shelves and much more.

The current owners also utilize Uber Eats, Just Eat and their own app, Peccati Italiani.

## Staff

The business is owner operated with business partner.

## Lease

Current lease runs until 2030

## Rent

£12,000 per annum

## Price

£39,950 plus stock at valuation

## Trading Information

We are verbally informed the business is turning over circa £4,500 per week.

## Opening Hours (Advertised)

Sun – Thurs	4pm-12midnight
Fri & Sat	4pm-1am

The owners are currently running at a reduced opening hours, due to personal circumstances.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £7,600

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.

## 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: I022 (V2)

Amended: 03<sup>rd</sup> July 2024



# BUSINESS FOR SALE



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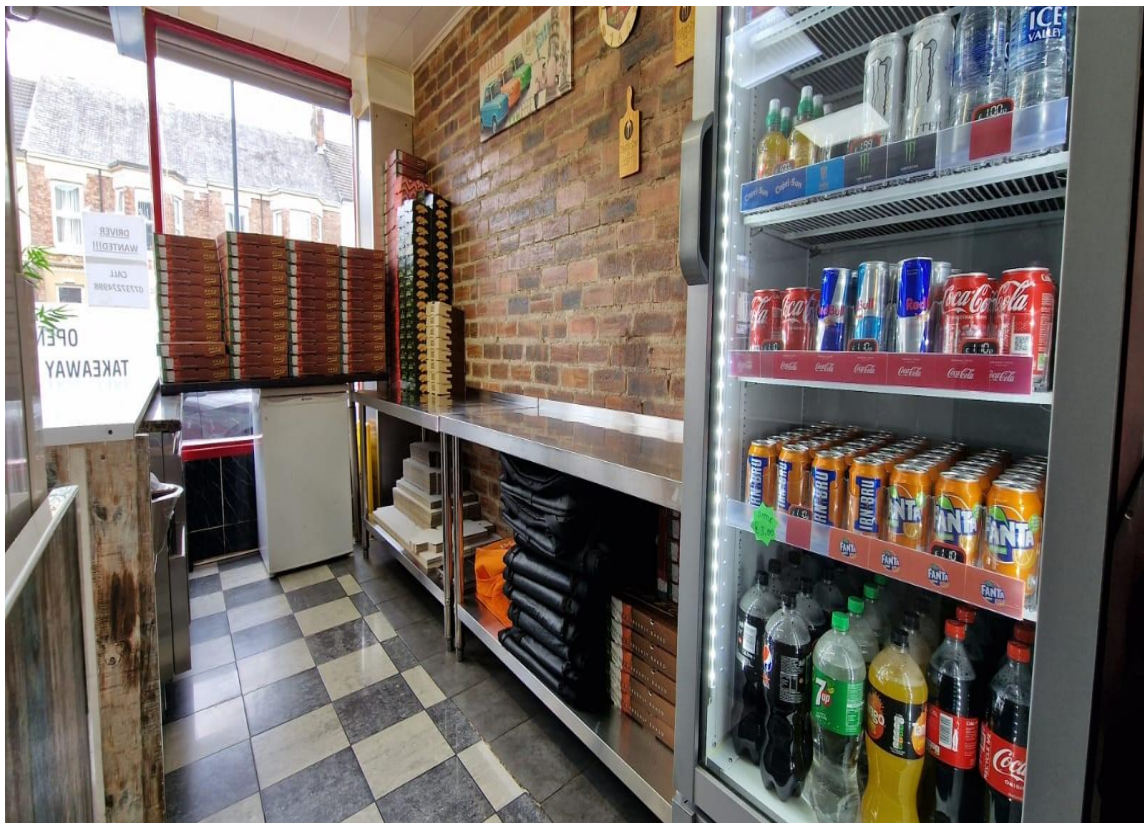


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