



Sandwich Deli

18 Market Street, Dudley, Cramlington NE23 7HR

- Popular Sandwich Shop/Deli in Town Centre Location
- Turnover circa £210,000 (inc fresh meat sales)
- Fully Equipped for Trade
- Off Street Parking
- Huge Scope to Increase Trade and Hours
- Rent £9,000 per annum
- New Lease Terms Available

Leasehold: £29,950

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Location

The property is located on Market Street, the main road running through the village of Dudley. The A19 is close by for easy access to North, South and Newcastle upon Tyne.

Description

The business is located on the ground floor of a two storey detached property. There is off street parking, to the front and potential parking available, at the rear (subject to terms).

Originally a family butchers (for over 15 years), the owners incorporated a sandwich deli into the business, which brought in a great influx of regular customers and ready for a new owner to take over and put their mark on it.

They currently open 6 days a week, with scope to extend opening hours and days, if required. Deliveries could also be incorporated, to aid increasing revenue and catchment area, for customers.

Menu items include a large range of pies and pasties (homemade), hot and cold sandwiches, burgers, coffee & tea refreshments.

An ideal business for someone starting out or for an established business looking to expand.

Fully equipped for trade, the unit includes (but not limited to):

Walk-in Fridge
Freezers and Fridges
3 Display Counters
Soft Drinks Display Fridge
Rijo Coffee Machine
Bain Marie
Griddle & Extractor System
Commercial Oven
2 Meat Slicers
Commercial Microwave
Mincer
2 Vacuum Packing Machines

Staff

The business is owner operated, with 1 full time and 2 part time members of staff.

Opening Hours

Monday – Friday: 6am to 5pm
Saturday 6am to 3pm

Tenure

Leasehold

EPC

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Price

£29,950 (+stock)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £6,200

As the RV is below £12,000, occupiers for whom the 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

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.

Ref: I062a (Version 1)

Prepared 8th August 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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