



## Dolly's Deli

2 Red Hall Drive, Newcastle upon Tyne NE7 7LH

- Popular Deli Business
- Fully Equipped for the Trade
- High Volume of Passing Trade
- Floor Area 50 sq. m. (538 sq. ft.)
- Business Visible from Coast Road
- Turnover £3,500 per week
- Rent £12,000 per annum
- 10 Year lease (9 years remaining)
- Suitable for Other Cuisines
- Small Business Rate Relief

**Leasehold £22,500**

# BUSINESS FOR SALE

## Location

The business is located at the end of Red Hall Drive close to the junction of the (A1058) Coast Road and within a mixed retail and residential area. The property benefits from an attractive double frontage with on street parking close by. There is a high level of passing trade generated by the busy main road.

## The Business

The business currently trades as The Hog Roast Deli selling an array of hot and cold breakfasts and lunches, with a selection of hot and cold beverages.

## Property / Equipment

The business trades from a mid-terrace single storey unit with flat roof. The floor area is 50 sq. m. (538 sq. ft.) consisting open plan customer service area, prep room, kitchen and staff W/C facilities. It comes fully equipped for the trade as can be seen by the attached photos, an inventory can be provided on request.

## Turnover

We have verbally been informed the business is turning over £3,500 per week.

## Staff

The business is currently run by one full time and one part time member of staff. It could be operated as a one person operation. Both members of staff will be moved elsewhere in the business

## Opening Times

Monday – Sunday 8:00am – 3:00pm

## Tenure

Leasehold –We have been informed there is 10 year lease that commenced mid 2023.

## Price

£22,500 leasehold (plus stock at valuation)

## Rent

£12,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £5,800

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.

## Notice

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

## 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.

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