



Former Dolly's Deli

2 Red Hall Drive, Newcastle upon Tyne NE7 7LH

- Popular Former 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
- Recently Ceased Trading
- Rent £12,000 per annum
- 10 Year lease (9 years remaining)
- Suitable for Other Cuisines
- Small Business Rate Relief

Leasehold £19,950

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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 was trading as Dolly's Deli selling an array of hot and cold breakfasts and lunches, with a selection of hot and cold beverages.

Dollys Deli has recently ceased trading.

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 was turning over £3,500 per week.

Staff

No staff

Opening Times

Monday – Sunday 8:00am – 3:00pm

*these are the former opening times of the business.

Tenure

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

Price

£19,950 leasehold

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

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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.

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