



The Golden Rice

4 Priory Road, Framwellgate Moor, Durham DH1 5JG

- Tandoori Takeaway
- Turnover Available on Request
- Presented to a High Standard
- Ample on Street Parking
- Delivery Service (Just Eat)
- Floor Area 57 sq. m. (613 sq. ft.)
- Same Ownership Since 1994
- Genuine Retirement Sale
- New Lease Terms Available
- Rent £13,000 per annum

Price: £30,000 Leasehold

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Location

Framwellgate Moor is situated to the north of Durham City and lies adjacent to Pity Me and Newton Hall. The area is densely populated and is also the location of New College Durham and Framwellgate School, therefore providing a lot of term time custom. Parking is readily available free and off street.

The Business

Golden Rice was established by our client in 1994, in which time the business has built up an excellent reputation for high quality food and customer service, it therefore benefits from excellent repeat custom as well as passing trade. The takeaway and delivery business specialises in providing traditional authentic quality Bangladeshi, Indian Cuisine at reasonable prices. This is a genuine sale with our clients wishing to retire.

Property Description

A ground floor mid terrace unit within a small shopping parade. The unit has a floor area of 57 sq. m. (613 sq. ft.) consisting service area, kitchen and staff w/c facilities.

Inventory

A full inventory can be provided on request.

Staff

The business is owner operated with the assistance of 3 members of staff, all of which will be leaving the business when it is sold.

Turnover

Available on request

Price

£30,000 plus stock at valuation

Rent

£13,000 per annum

Tenure

Leasehold - A new lease is available terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,750

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

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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Prepared: 24th October 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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