



## Fulwell Tandoori Chef

119 Fulwell Road, Sunderland SR6 9QP

- Leasehold Indian Takeaway
- Turnover circa £2,100 - £2,200 per week
- Floor Area 102 sq. m. (1,101 sq. ft.)
- Same Ownership Since 1985 (Genuine Retirement Sale)
- Prominent Main Road Position
- 5 Star Food Hygiene Rating
- Own Website / Uber Eats / Just Eat
- Rent £14,820 per annum

**Leasehold: £45,000 plus stock at valuation**

# BUSINESS FOR SALE

## Location

The business is situated between Laburnum Road and Moray Street, facing onto Fulwell Road which is a busy main road located to the north of Sunderland City Centre.

## The Business

Fulwell Tandoori Chef is an award-winning takeaway established by our clients in 1985, 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 Indian Cuisine at reasonable prices. This is a genuine sale with our clients wishing to retire.

## The Property

A single storey spacious end terrace property with flat roof, internally the business is well presented and fully equipped for the trade.

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Customer Service Area	39.06	420.43
Kitchen	21.6	232.50
Food Prep Area	17.49	188.26
Walk in Fridge	3.4	36.59
Staff W.C	4.62	49.72
Store	12.6	135.62
Bin Store	3.6	38.75
<b>Total</b>	<b>102.37</b>	<b>1,101.9</b>

## Opening Times

Sunday – Saturday 5:30pm – 10:30pm

## Staff

The business is run part time by the 2 owners with the assistance of 2 full time chefs, 1 full time server and a weekend part time driver.

## Price

£45,000 Leasehold

## Tenure

Leasehold – 15 Year lease in place from 25<sup>th</sup> October 2020 to and including 24<sup>th</sup> October 2035.

## Rent

£14,820 per annum

## Trading Information

We have verbally been informed the business is turning over circa £2,100 - £2,200 per week.

## Food Hygiene Rating

5 Very Good - Last inspection: 18 January 2024

## Website

www.fulwelltandoori.co.uk – The company is also on the Just Eat and Uber Eats platforms.

## Company Information

The company is trading as Fulwell Tandoori Chef LTD (Company Number: 15763457)

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £8,700

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

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: I031

Prepared: 25<sup>th</sup> June 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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