



66 Queen Street, Amble, Northumberland NE65 0DD

- Fully Equipped Takeaway
- Previously Traded as a Fish & Chip Shop
- New Flexible Lease Terms Available
- Town Centre Location
- Floor Area 106 sq. m. (1,148 sq. ft.)
- Suitable for a Variety of Cuisines
- Nil Premium
- Excellent Passing Trade

Rent £12,000 per annum

BUSINESS FOR SALE

Location

The subject unit is prominently situated on Queen Street in Amble, Northumberland. Amble is a popular North East Coastal town with a sizeable expanding community and attracts a high number of visitors throughout the year. Queen Street is the main trading location in the town. Other retailers include nationals such as Tesco and Boots as well as many local independent retailers, public houses etc.

Description

The unit is located on the ground floor of a two storey mid terrace sandstone property with pitched slate roof.

The floor area being 106.75 sq. m. (1,148.8 sq. ft.) consists open plan customer waiting /service area, kitchen, prep area, store and 2 x W.C facilities.

The unit was previously occupied by Lewis's Fish & Chip shop and still retains some fixtures and fittings including a Martyn Edwards gas range.

Tenure

Leasehold – A new lease is available subject to terms and conditions.

Price

Nil Premium

Rent

£12,000 per annum

Deposit

£3,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £9,800

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.

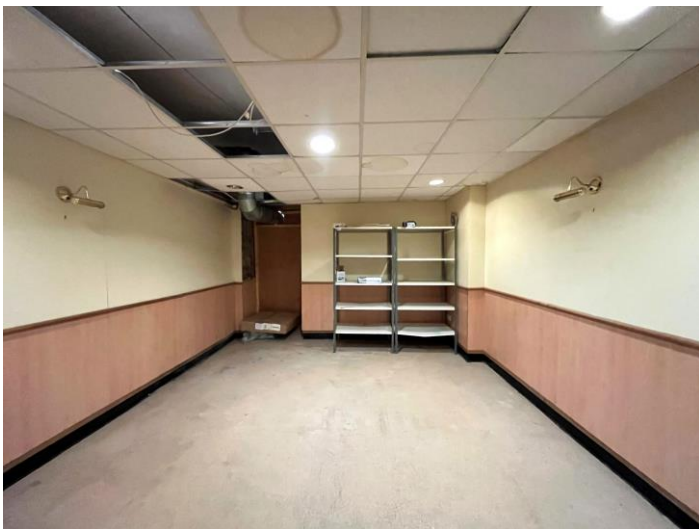
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3. Any areas, measurements and distances given are approximate only.

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Prepared 15/11/2023

BUSINESS FOR SALE



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