



## Candy Kabin

37 The Galleries, Washington, Tyne & Wear NE38 7SB

- Sweet shop · Toy shop · Arcade
- Prominent Corner Position
- 5 Year Lease from Sep 2023
- Includes Fixtures & Fittings
- Turnover £158,000 per annum
- Floor Area 484 sq. ft. (45 sq. m.)
- Excellent Passing Trade
- Rent £33,000 per annum

**Leasehold: £20,000 plus stock at valuation**

# COMMERCIAL

## Location

The Galleries Shopping Centre is located in Washington, Tyne and Wear. It has over 120 high street and independent stores and free parking including Argos, Asda, Boots, Clintons, Game, H.Samuel, Natwest, Pandora, Sports Direct, Vodafone among others.

## Premises

The business trades from a ground floor corner unit circa 484 sq. ft. (45 sq. m.) consisting open plan retail area with small kitchen to the rear and staff W.C facilities.

## Business

This is an excellent opportunity to acquire a business located in the popular Galleries Shopping Centre. The business sells an array of confectionary, sweets, soft-serve ice cream, slushies, drinks and kids toys, there is also 1 children's pirate claw machine, 2 children's mini claw machines and 1 toy capsule vending machine.

## Opening Times

Monday – Saturday 9:00am – 5:30pm  
Sunday 10:00am – 4:00pm

## Trading Information

We have been verbally informed the business is turning over circa £158,000 per annum.

## Staff

The business is run by 1 member of staff.

## Price

£20,000 plus stock at valuation

## Tenure

Leasehold – 5 Year Lease from September 2023 with a break at year 3.

## Rent

£33,000 per annum

## Service Charge

Small service charge

## Viewing

Strictly by appointment through this office.

## Rateable Value

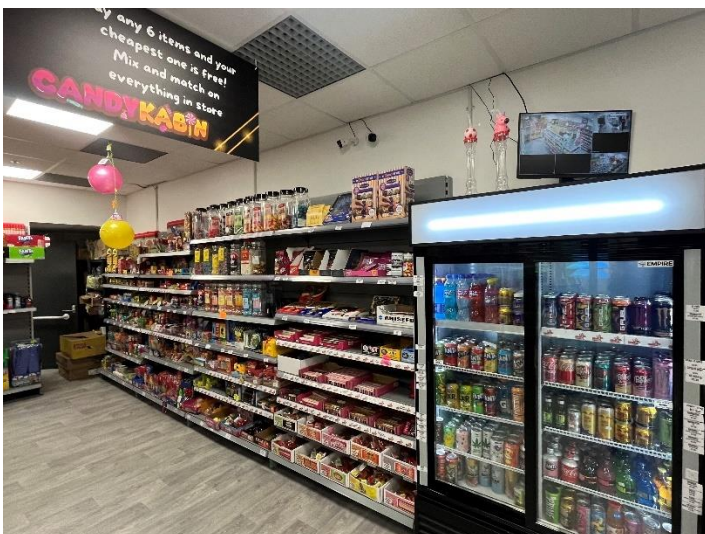
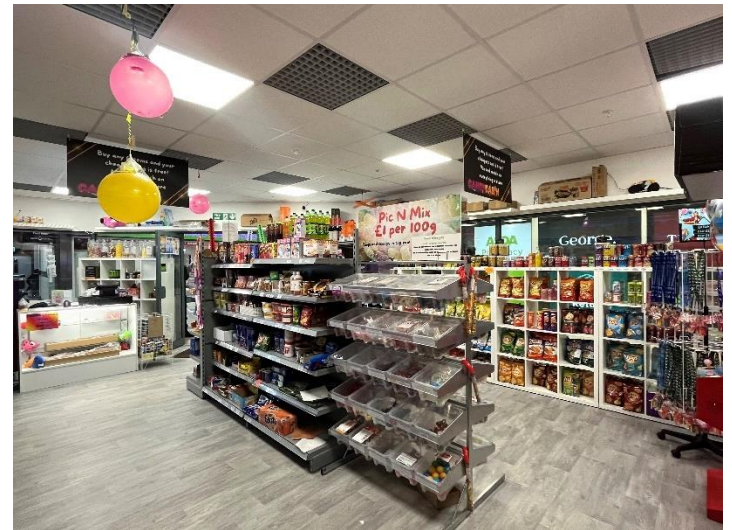
The 2024 Rating List entry is Rateable Value £21,250

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