



## Inferno Pizza

7 West Market, Lynemouth, Northumberland NE61 5TS

- Pizza Takeaway & Delivery Business
- Turnover Available Upon Request
- Floor Area 86 sq. m. (930 sq. ft.)
- 20 Year Lease from 2021
- Huge Scope to Increase Turnover (Not on Just Eat)
- Genuine Sale
- Unit Recently Refurbished to a High Standard
- Rent £6,500 per annum

**Leasehold: £34,950 (inc Stock)**

# BUSINESS FOR SALE

## Location

The business is located on West Market within a small shopping parade close to the local school, shops and amenities. There are excellent transport links to nearby towns of Morpeth, Ashington or Ellington.

## Business Description

Our clients took over the unit in early 2021, investing substantial funds into the infrastructure, decoration, equipment and fixtures & fittings. Since trading started the business has built up an excellent reputation with many longstanding and repeat customers from over the counter and delivery service. Whilst the current owners have established a very successful business, they recognise that there is room for further growth by extending the existing hours and adding Just Eat.

The business sells a range of products including Pizzas, Kebabs, Burgers, Wraps, Parmesans, Chicken, desserts and much more.

## The Premises

The business is situated on the ground floor of a two storey mid terrace property within a small busy shopping parade. The floor area is circa 86 sq. m. (930 sq. ft.).

Area	Sq. m.	Sq. ft.
Ground Floor		
Service Area / Kitchen	67.56	727.20
Kitchen	15.72	169.20
W/C	3.2	34.44
<b>Total</b>	<b>86.48</b>	<b>930.86</b>

## Inventory

Zanolli Synthesis 26" conveyor pizza oven  
Adexa stainless steel 3 door fridge with multi bain marie top  
Ice-A-Cool twin upright fridge  
2 x Tri-star freestanding single tank fryer  
Parry wet heat bain marie  
Easy-cut double 3 + 3 burner kebab machine  
Chip scuttle  
2 X Large stainless steel extractor hoods  
Gastro-line upright fridge  
3 x Chest freezer  
Fridge  
Commercial mixer  
Commercial roller  
Till  
CCTV  
Electric roller shutters

## Staff

The business is family run.

## Tenure

Leasehold – We have verbally been informed there is a 20 year lease in place that commenced 2021.

## Price

£34,950 (inc Stock)

## Rent

£6,500 per annum

## Trading Information

Available upon request

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2022 Rating List entry is Rateable Value £6,000

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

## Opening Hours

4:30pm – 10:30pm (6 days a week)  
Closed Wednesday

## 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.

**Ref: H557 (Version 1)**

**Updated November 2023**

# BUSINESS FOR SALE



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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