



Stacked

18 A-B, Mistletoe Road, Jesmond, Newcastle Upon Tyne, NE2 2DX

- Fully Equipped Hot Food Takeaway
- Central Jesmond Location
- Just Eat & Hungry House
- Suitable for a Variety of Cuisines
- Turnover circa £3,000 per week
- American Themed Comfort Food
- Rent £9,000 per annum
- Modern and Well-Presented Unit

Price: £49,950 Leasehold

BUSINESS FOR SALE

Location

The business is located on Mistletoe Road just off Osbourne Road the social hub of Jesmond. The area is renowned for bars, cafes, restaurants and hotels and within walking distance to public transport links to Newcastle City Centre and the Coast. It is a densely populated area made up of young professionals, families and students.

The Business

Our clients started Stacked early this year since then they have gained an excellent reputation with many longstanding and repeat customers both over the counter and through their delivery service on Just Eat and Hungry House. The business which is themed on American comfort food offers a breakfast and all day menu which includes filled croissants, pimped up pancakes, dirty hot dogs, nachos, filthy fries, sides, desserts, milkshakes, fizzy drinks and much more.

Property

The business is situated on the ground floor of the 3 storey end terrace property. The unit consists customer waiting area/service counter, open plan kitchen, store and staff W/C facilities.

The business is fully equipped for the trade including double pizza oven, Brasilia twin espresso machine, coffee grinder, hot plate with stainless steel extraction system, twin fryer, counter top prep fridge with bain maries, epos system with two plasma screens, fridge/freezers, twin sink, various cooking utensils and much more.

Staff

The business is run by 3 members of staff.

Turnover

We have verbally been informed the business is turning over circa £3,000 per week.

Opening Times

Monday – Thursday	5:00 pm – 10:00 pm
Friday	5:00 pm – 11:00 pm
Saturday	10:00 am – 11:00 pm
Sunday	10:00 am – 10:00 pm

Tenure

Leasehold –We have been verbally informed there is a 15 year lease which commenced February 2021.

Price

£49,950 plus stock at valuation

Rent

£9,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2021 Rating List entry is Rateable Value £6,600.

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.

Ref: H370 (Version 2)

Prepared: 03rd August 2021

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