



Snack Fast

4 Fox & Hounds Lane, Newcastle upon Tyne NE15 6LR

- Sandwich / Confectionary Business
- Turnover circa £1,500 per week
- Fully Equipped for the Trade
- Rent £7,800 per annum
- Prominent Position with Excellent Passing Trade
- Just Eat / Uber Eats & Toon Eats
- Small Business Rate Relief

Price: £28,000 Leasehold

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Location

The business is located on the corner of Fox and Hounds Lane and West Road, the principle thoroughfare linking Newcastle city centre (2.5 miles) from the A69 (Newcastle to Carlisle Trunk Road) and the A1 Western Bypass (½ mile). The surrounding area is of mixed retail uses in mature residential estates.

Business Description

The business has a wide and varied menu offering a range of hot and cold sandwiches, paninis, toasties, full English breakfast, salad boxes, jacket potatoes, omelettes, sweet treats, confectionary, daily specials along with a selection of hot and cold beverages. They serve over the counter, through Just Eat, Uber Eats, Toon Eats and their own website. They also provide an outside catering service. The business benefits from excellent passing trade generated by the busy main road and children from the local schools.

Property Description

An end terraced single storey property with pitched slate roof. The unit has an open plan customer service area, kitchen and staff W.C facilities. There is also a small yard to the side of the property that is not currently utilised

Turnover

We have verbally been informed the business is turning over circa £1,500 per week.

Viewing

Strictly by appointment through this office.

Price

£28,000 plus stock at valuation

Rent

£7,800 per annum

Tenure

Leasehold – 3 year lease from 23/10/2018, the current lease is rolling over.

Staff

The owner is moving to a new location and will be taking the staff.

Notice

The business name is not included in the sale of the business.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,550

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

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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.

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Prepared 24th April 2024

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