



## Sketch's Sandwich Deli

262 Chillingham Road, Heaton, Newcastle upon Tyne NE6 5LQ

- Popular Sandwich Business
- Circa 10 Covers
- High Volume of Passing Trade
- Floor Area 70.71. sq. m. (761.11 sq. ft.)\*
- Sold with Vacant Possession
- Rent £17,500 per annum
- Fixtures & Fittings (available separately)
- Genuine Reason for Sale

**Leasehold £15,000**

# BUSINESS FOR SALE

## Location

Chillingham Road is the main thoroughfare through Heaton and links the A1058 Coast Road to Byker. Heaton is a densely populated area with a large student population and is serviced well by public transport including the Tyne & Wear Metro system. The subject property is prominently situated mid-way along Chillingham Road which is considered to be the prime high street location and is highly sought after by both corporate and private retailers.

## Property / Equipment

The business is situated on the ground floor of a two storey mid terrace property of brick construction. The floor area is approximately 70.71 sq. m. (761.11 sq. ft.)\*EPC consisting open plan customer service/seating area, kitchen, preparation area, store and external w/c facilities.

The business is equipped for the trade including coffee machine, double chilled deli counter, grill, double panini machine, microwaves, stainless steel extractor system, various fridge/freezers, double sink and much more. There are approximately 10 covers including window bench seating.

\*please note, the fixtures and fittings are not included in the asking price – they are available separately

## The Business

The business is well established (20+ years). It has a wide and varied menu offering full English breakfast, hot and cold sandwiches, toasted paninis, wraps, burritos and daily specials along with a selection of hot and cold beverages. The shop benefits from a high level of passing trade generated by the busy main road, there is ample on street parking directly outside.

The business will be sold with vacant possession.

## Opening Times

Monday – Sunday 8:00am – 3:00pm

\*these are the current opening times, however, other opening times may be possible, subject to approval.

## Tenure

Leasehold – There is a 10 year lease, in place, from November 2024

## Rent

£17,500 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £10,250

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.

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Prepared 2<sup>nd</sup> May 2025

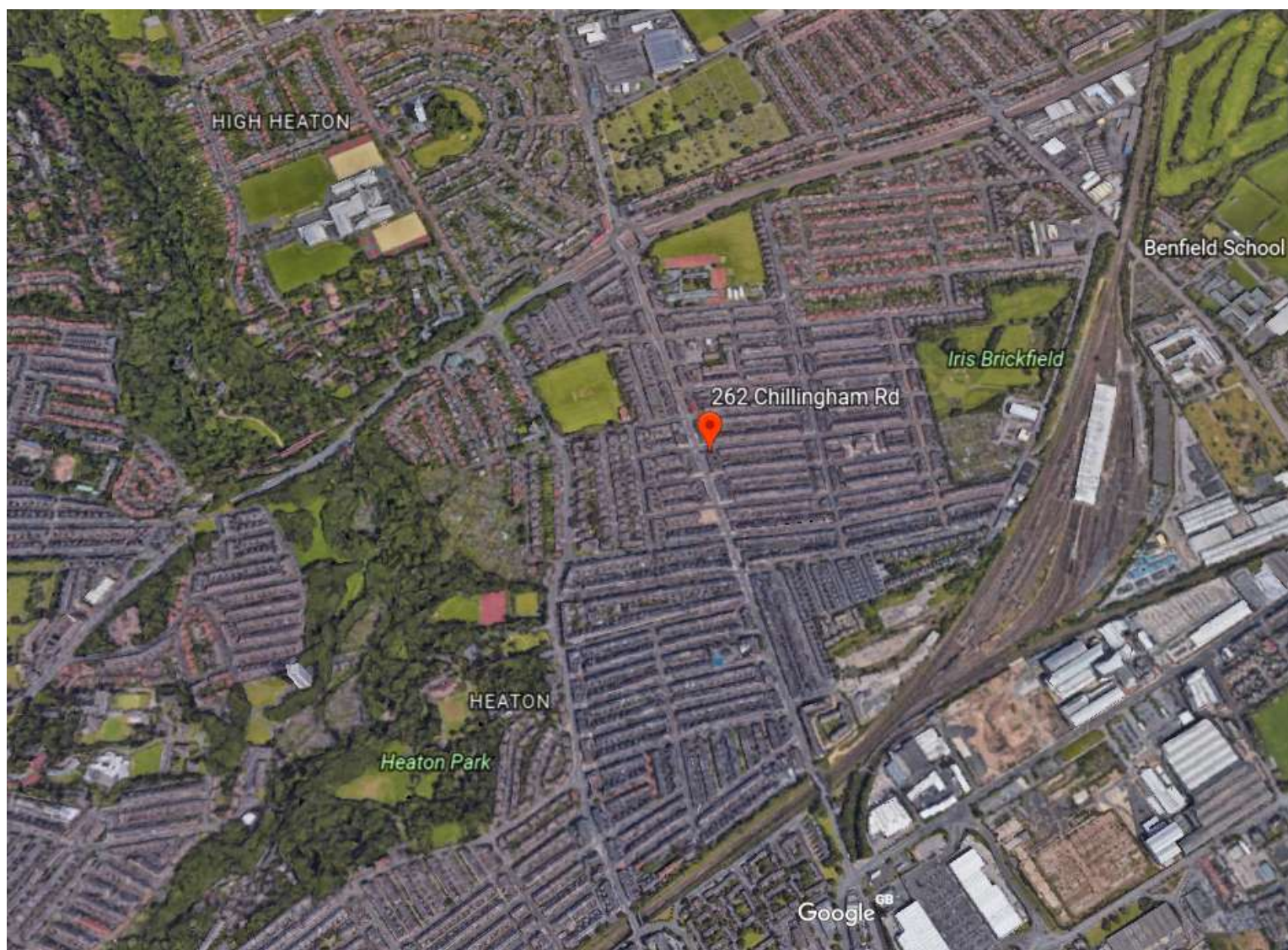


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