



Gormans Traditional Fish & Chips

17 Potts Street, Newcastle upon Tyne NE6 1ED

- Traditional fish & chip takeaway
- Presented to a high standard
- Short trading hours
- Genuine sale
- 7 Years remaining on current lease
- Rent £14,400 per annum
- Broad menu: fish, kebabs, pizza, burgers, etc
- Fully equipped with Florigo 6-pan frying range
- Just Eat and Uber Eats delivery in place
- Opposite McDonald's, major footfall generator
- On Street Parking
- Turnkey business with strong growth potential

Price: £40,000 Leasehold

COMMERCIAL

Location

Gormans is prominently situated on Potts Street, Newcastle upon Tyne, occupying a position just off a bustling main shopping parade in the heart of the densely populated suburb of Byker. This highly visible location benefits from a consistently high volume of pedestrian and vehicular traffic throughout the day, making it ideal for a business seeking strong local exposure. The area is a well-established commercial hub, home to a wide variety of national and independent retailers. Notably, a McDonald's restaurant is positioned directly opposite, acting as a major footfall generator and drawing steady crowds from morning until late evening. The site is well-served by public transport links, with several bus routes operating nearby and easy access to major road networks, making it accessible to both local residents and visitors from surrounding areas. Ample on-street parking.

Business Description

Gormans Fish and Chips is a well-established and popular hot food takeaway positioned in a busy suburban area with good footfall and strong visibility. Our client acquired the business approximately 1 year and 6 months ago and is now offering it for sale due to genuine personal reasons, presenting an excellent opportunity for a new owner to take over a turnkey operation with a solid customer base.

The business trades successfully as a traditional fish and chip shop, offering a broad and appealing menu that includes, freshly fried fish and chips, kebabs, burgers, fried chicken, pizzas and garlic bread, parmesans, salads, cold drinks, and other complementary items.

Sales are made both over the counter and via popular online delivery platforms, including Just Eat and Uber Eats, which significantly extend the business's reach and revenue potential. This is an ideal opportunity for an owner-operator or partnership to acquire a takeaway business with strong foundations and scope for further growth.

The Premises

The business occupies the ground floor of a substantial two-storey detached property, enjoying a prominent corner position with an attractive return frontage that enhances visibility and signage opportunities. The premises are well-presented and purpose-fitted for use as a traditional fish and chip shop, offering a practical and efficient layout ideal for high-volume trade.

Internally, the property comprises a spacious open-plan customer service and waiting area with a modest amount of bench seating, providing a comfortable space for takeaway customers. The service area leads directly to a well-appointed kitchen and preparation area, designed for smooth workflow and ease of service. To the rear, there is a dedicated dry store and staff W.C. facilities, ensuring functionality and compliance with food business requirements.

The premises are fully equipped for the trade and include a high-quality Florigo 6-pan gas frying range, a recognised industry-standard brand known for its performance and reliability. Additional fixtures, fittings, and equipment necessary for the operation of a fish and chip takeaway are also included. A detailed inventory can be provided upon request. Overall, the property is turnkey-ready and presents an excellent opportunity for an operator seeking to continue in the current use or adapt the premises to a complementary food offering.

Turnover

Confidential, will be made available upon viewing.

Staff

The business is currently operated by the owner with support from part-time staff. All staff, including the owner, will vacate the business upon completion, ensuring vacant possession is available for the incoming operator.

Price

£40,000 plus stock at valuation.

Rent

£14,400 per annum

Tenure

Leasehold – We have verbally been informed there is a 10 year lease in place with 7 years remaining.

Opening Times

Monday – Thursday 11:30am – 2:00pm 4:30pm - 9:00pm

Friday – Saturday 11:30am – 9:00pm

Sunday Closed

EPC Rating

C

Viewing

Strictly by appointment through this office. Under no circumstances should anyone contact staff regarding the sale.

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: I273 (Version 1)

Prepared: 11/07/2025

COMMERCIAL



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.

R573

COMMERCIAL

