



## **Best - One** Newcastle upon Tyne

- Convenience Store, Off-licence & Newsagent
- Retail Sales £14,000 - £15,000 per week
- Pay Point £3,500-£4,000 per week (on top of retail sales)
- National Lottery £1,500 - £1,800 per week
- Ground Floor Retail Unit 393 sq. ft. (4,230 sq. ft.)
- Long Established Business
- Prominent Main Road Position / Excellent Passing Trade
- Rent £25,000 per annum
- Slush Machine, Coffee Contract & Ice Cream Freezer Recently Added
- New Lease Terms Available
- No Direct Approach to Staff & Highly Confidential

**Price £169,950 Leasehold (+ stock)**

# BUSINESS FOR 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: I158 (Version 2)**

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