ROOK MATTHEWS SAYER

COMMERCIAL

Retail | Office | Industrial | Land

Brandon Chippy

23 Commercial Street, Brandon, County Durham DH7 8PL

- Traditional fish & chip takeaway & two bed maisonette, available freehold or leasehold
- Long-standing, family-run since 2008 with a loyal customer base and strong reputation
- Spacious self contained, two bedroom maisonette, suitable for owner-occupation or rental
- Busy residential area just 3 miles from Durham City Centre
- Prominent trading position with good visibility, free on-street parking
- Available freehold at £175,000 or leasehold at £30,000 with a rent of £19,200 per annum
- Growth potential, currently limited to counter sales and telephone orders
- Food hygiene rating 5 - very good and EPC rating D
- Net internal area 122 sq. m. (1,313 sq. ft.)

Price: £175,000 Freehold / £30,000 Leasehold

Ground Floor, Newcastle House, Albany Court,
Newcastle Business Park, Newcastle upon Tyne NE4 7YB
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Location
The property is prominently situated on Commercial Street in Brandon, a popular residential area approximately 3 miles west of Durham City Centre. Brandon benefits from a strong local community with a mix of housing, independent retailers, convenience stores, pubs, and essential services nearby, ensuring steady footfall throughout the day. The area is well-connected by road and public transport, with regular bus services linking Brandon to Durham and surrounding villages. Commercial Street itself provides good visibility and accessibility, making it an ideal trading position for a food business. Free on-street parking in the vicinity adds further convenience for both customers and staff.

The Premises
This well-presented mid-terrace, two-storey property features a pitched tiled roof to the main structure and a flat roof to the rear. The ground floor offers a fully equipped takeaway, while a spacious two-bedroom maisonette occupies the rear of the ground floor and the full first floor. The maisonette benefits from private access at both the front and rear, providing added convenience and appeal.

Area	**Sq. m.**	**Sq. ft.**
Ground Floor		
Customer waiting / Service area	22.5	242.18
Kitchen /Prep area	18.15	195.36
W.C	2.08	22.38
Store	1.92	20.66
Total	**44.65**	**480.60**
Maisonette		
Ground Floor		
Kitchen	20.11	216.46
Laundry Room / Store	10.8	116.25
W.C	2.63	28.30
First Floor		
Living Room	17.57	189.12
Bedroom	12.8	137.77
Bedroom	6.22	66.95
Bathroom	7.25	78.03
Total	**77.38**	**832.91**
Combined Total	**122.03**	**1,313.51**

Business Description
Fish & Chip Shop for Sale – Brandon Chippy, 23 Commercial Street, Brandon, Durham, DH7 8PL

Available Freehold or Leasehold

Brandon Chippy is a well-established and highly regarded traditional fish and chip shop, occupying a prominent position on Commercial Street in the heart of Brandon. The business has been in our client's family ownership since 2008, though it has traded successfully for many years prior, earning a loyal and long-standing customer base.

Currently operating under management, the business serves a traditional fish and chip menu, offering sales over the counter and via telephone orders only. This presents excellent growth potential, with significant opportunity to expand trade through online ordering and delivery platforms such as Just Eat, Uber Eats, or Deliveroo.

The premises include a fully equipped ground-floor takeaway together with a self-contained two-bedroom maisonette, which may be occupied by the owners or let separately to provide additional rental income.

This is a genuine sale of a thriving, long-standing business with considerable scope for further development.

Inventory
Hopkins generation 4 high efficiency 3 pan gas range
Coca Cola display refrigerator
Castles card terminal / till
3 pan bain marie
Microwave
Hand sink
Beko upright freezer
Bitterling oil filtration system
Twin sink
Hobart potato peeler
Silvercrest single induction hob
Afinox commercial fish fridge stainless steel upright
Bush upright fridge freezer
Logik chest freezer
Potato chipper
Various utensils

Opening Times

Monday – Wednesday	Closed	4:00pm – 8:00pm
Thursday	11:30am – 1:30pm	4:00pm – 8:00pm
Friday	11:30am – 1:30pm	4:00pm – 8:00pm
Saturday	11:30am – 1:30pm	4:00pm – 8:00pm
Sunday	Closed	Closed

Turnover
Available on request.

Staff
The business is run under management with the assistance of 2 part time member of staff.

Tenure
Freehold or Leasehold. If leasehold a new lease will be prepared subject to terms and conditions.

Price
£175,000 Freehold
£30,000 Leasehold (Rent £19,200 per annum)

EPC Rating
D/D

Food Hygiene Rating
5 Very Good (Inspected 23rd November 2023)

Viewing
Strictly by appointment through this office.

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: 18/09/2025

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.

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