



## Hog Roast Deli

45 Walton Avenue, North Shields, NE29 9BS

- Ground Floor Sandwich/Deli
- Fully Equipped for the Trade
- Densely Populated Residential Area
- Floor Area 47.53 sq.m. (511.60 sq.ft.)
- Small Popular Shopping Parade
- New Development Nearby
- Rent £5,500 per annum
- 5 Year Lease in Place (until 2028)
- Suitable for Other Cuisines
- Small Business Rate Relief

**Leasehold £12,500**

# BUSINESS FOR SALE

## **Location**

The business opportunity is located on the junction of Walton Avenue & Balmoral Gardens, a short drive to the connecting (A1058) Coast Road and within a mixed retail and residential area. The property benefits from a large windowed corner plot, with on street parking close by. There is a good level of passing trade and footfall, coming from nearby Queen Alexandra Road.

The former Queen Alexandra College (opposite) has been sold and will become a development, for additional housing estate, which will bring a larger capacity, to the immediate area.

## **The Business**

The business was trading as The Hog Roast Deli selling an array of hot and cold breakfasts and lunches, with a selection of hot and cold beverages. They have recently ceased trading, for genuine reasons, and would be a fantastic opportunity for an owner operator.

## **Property / Equipment**

The business trades from an end terrace property. The floor area is 47.53 sq.m. (511.60 sq.ft.) consisting open plan customer service area, prep area and kitchen with W/C facilities and storage areas. It comes fully equipped for the trade as can be seen by the attached photos, an inventory can be provided on request.

## **Tenure**

Leasehold –We have been informed there is 10 year lease

## **Price**

£12,500 leasehold

## **Rent**

£5,500 per annum.

There are circa 4 years remaining on a 5 year lease.

## **Rateable Value**

The 2024 Rating List entry is Rateable Value £4,300

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.

## **Viewing**

Strictly by appointment through this office.

## **Notice**

The name (The Hog Roast Deli is not included in 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 I100**

**Prepared 19<sup>th</sup> September 2024**

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