

- Traditional fish & chip takeaway & restaurant
- Three storey freehold property with stunning coastal views
- Net internal area 187.4 sq. m. (2,017 sq. ft.)
- Family-run since 1992 with a loyal customer base and strong reputation
- Excellent passing trade and footfall
- Healthy turnover
- Qualifies for 100% Small Business Rates Relief
- Excellent investment opportunity or ideal for owner operators



Bill's Fish & Chip Restaurant
4 Victoria Crescent, Cullercoats,
North Tyneside NE30 4PN

**Offers Over £375,000 +
Tenure: Freehold**

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Location

Bill's Fish & Chip Restaurant occupies a prominent position on Victoria Crescent in the highly sought-after coastal village of Cullercoats, situated between the popular seaside towns of Tynemouth and Whitley Bay on the North East coastline. Victoria Crescent is a well-established retail parade serving the local residential community and benefiting from strong seasonal visitor trade due to its close proximity to Cullercoats Bay and the seafront. The area attracts high footfall throughout the year, particularly during spring and summer months, with tourists, day-trippers and coastal walkers regularly frequenting the locality. The property benefits from excellent transport links, being within walking distance of Cullercoats Metro Station, providing direct access to Newcastle city centre and the wider Tyne & Wear region. There is also convenient roadside parking nearby along with public car parks serving the seafront and surrounding amenities.

Cullercoats is an affluent and desirable residential area known for its strong sense of community, independent businesses, and thriving food and hospitality sector, making this an exceptional trading location for an established fish and chip restaurant.

Property Description

Bill's Fish & Chip Restaurant occupies a substantial three-storey mid-terrace property on Victoria Crescent, Cullercoats. The building has a pitched slate roof and extends to a total floor area of approximately 187.4 sq. m. (2,017 sq. ft.). The ground floor comprises a well-presented takeaway service counter fitted with a 5-pan gas Martin Edwards frying range, together with a dumbwaiter providing access to the first-floor restaurant. To the rear is a kitchen area and separate preparation room, allowing for efficient operational flow.

The first floor, accessed internally via the takeaway and via a separate door to the front, offers an open-plan restaurant area providing circa 30 covers, with attractive views overlooking the seafront. This level also includes a kitchen and two W/C facilities. The second floor comprises a private office featuring a bay window and impressive 180-degree views across the seafront, creating a bright and inspiring workspace.

The property occupies a prominent and desirable seafront position within Cullercoats and offers potential for continued hospitality use or alternative uses, subject to the necessary statutory planning permissions (STPP).

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Business Description

Trading as Bill's Fish & Chip Restaurant, the business has been in the same family ownership since 1992 and is offered to the market due to genuine retirement. Over the years it has established a strong reputation within the local community and with visitors to the coast.

The business currently operates as a takeaway only, despite having a fully fitted first-floor restaurant that is presently not in use. This presents a significant opportunity for a new owner to reintroduce the dine-in offering and substantially increase turnover. The existing layout, equipment and prominent trading position make this an ideal turnkey opportunity for an experienced operator or entrepreneur seeking to expand into a thriving coastal location. The sale represents an excellent opportunity to acquire a long-established and well-known seaside fish and chip business with considerable scope for growth and further development.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Service counter & frying range area	49.51	532.92
Kitchen	19.13	205.91
Preparation room/ Staff W.C	35.12	378.02
First Floor		
Restaurant	45.3	487.60
Kitchen	8.1	87.18
Ladies W/C	3.06	32.93
Men's	1.8	19.37
Second Floor		
Office	25.40	273.40
Net Internal	187.42	2,017.3





Opening Hours

April – September	11:30am - 8:00pm	7 days a week
October – March	11:30am - 7:00pm	Wednesday – Sunday

Staff

Manager	18 hours a week	Employed for over 20 years
Manager	26 hours a week	Employed for over 20 years
Fryer / Counter Assistant	24 hours a week	Employed for over 20 years
Fryer / Counter Assistant	18 hours a week	Employed for over 20 years
Preparation Assistant	8 hours a week	Employed for over 10 years
Owners oversee operations remotely and cover staff absence		

Price

Offers over £375,000

Tenure

Freehold

Turnover

Available on request

Food Hygiene Rating

4 - Very good (Inspected 13 March 2025)

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Rateable Value

The 2026 Rating List entry is Rateable Value £7,800

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 Arrangements

Strictly by appointment through this office.

Information Notice

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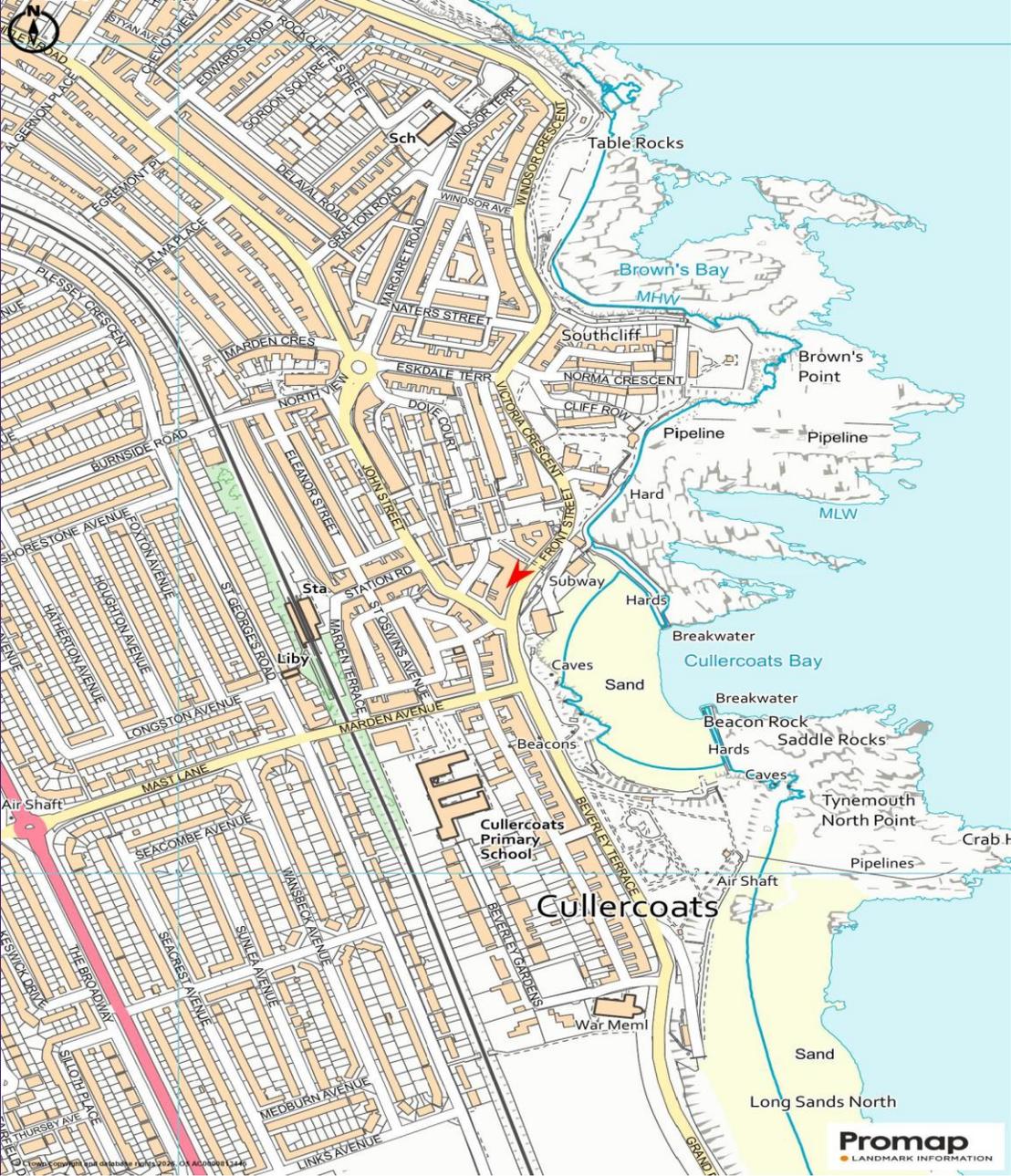
Ref I413 (Version 1)

Prepared 04th March 2026

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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