

- Freehold fish & chip takeaway with two-bedroom maisonette
- Turnkey business, fully equipped and ready to operate
- Spacious self-contained maisonette with separate access
- Fully refurbished and highly equipped throughout
- Weekly turnover approximately £5,000–£5,500
- Qualifies for small business rates relief potential
- Strong local trade and consistent takeaway demand



Traditional Fish & Chip Takeaway

39/39a Seaside Lane,
Easington Colliery SR8 3PG

Takeaway & Maisonette
Tenure: Freehold
Price: £199,950 +

ROOK
MATTHEWS
SAYER



Location

Fish Junction occupies a prominent position on Seaside Lane in Easington Colliery, County Durham, serving a well-established residential catchment area and benefiting from regular local trade. Easington Colliery is a popular coastal village situated approximately 10 miles east of Durham City and 7 miles south of Sunderland, with excellent road connections via the A19 providing easy access throughout the North East region. The property is located close to local amenities, schools and community facilities, with nearby attractions including the Durham Heritage Coast and Hawthorn Dene Nature Reserve. The surrounding area comprises a mixture of residential housing and local businesses, generating consistent footfall and takeaway demand. The business benefits from its convenient position within the village, serving both local residents and passing trade

Description

An excellent opportunity to acquire a fully refurbished and highly equipped takeaway business together with a substantial self-contained residential maisonette above, occupying a prominent corner position within Easington Colliery. The property comprises a three-storey end-terrace building beneath a pitched slate roof. The ground floor operates as the established Fish Junction takeaway and has undergone a comprehensive refurbishment programme by the current owner following acquisition in April 2024, before reopening for trade in April 2025.

The takeaway is presented to a high standard throughout and includes a customer service area, food preparation area, dedicated potato room, storage facilities and external WC accommodation. The business is offered with an extensive range of commercial catering equipment, including a Martyn Edwards 3-pan gas frying range, Lincoln conveyor gas pizza oven, refrigeration units, preparation stations, extraction systems and ancillary catering equipment. A full inventory of fixtures, fittings and equipment can be made available upon request. The upper floors comprise a spacious self-contained maisonette with separate access, arranged over the first and second floors.

www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

The accommodation includes a kitchen, lounge, two bedrooms and bathroom, providing either owner-occupier accommodation or an additional rental income opportunity. The current owner is offering the business and property for sale solely to enable him to concentrate on another business interest located in a different town.

Floor Area

Ground Floor 53 sq. m. (570.5 sq. ft.)

First / Second Floor 102 sq. m. (1,098 sq. ft.)

All measurements and floor areas quoted within this report have been taken from the property's EPC certificate. Interested parties should make their own enquiries and obtain independent verification of all dimensions and areas before relying upon this information.

Turnover

We are verbally advised by the owner that the business currently achieves a turnover in the region of £5,000 to £5,500 per week.

Tenure

Freehold

Staff

The business is owner-operated and supported by a team comprising one full-time and two part-time members of staff, together with two delivery drivers.

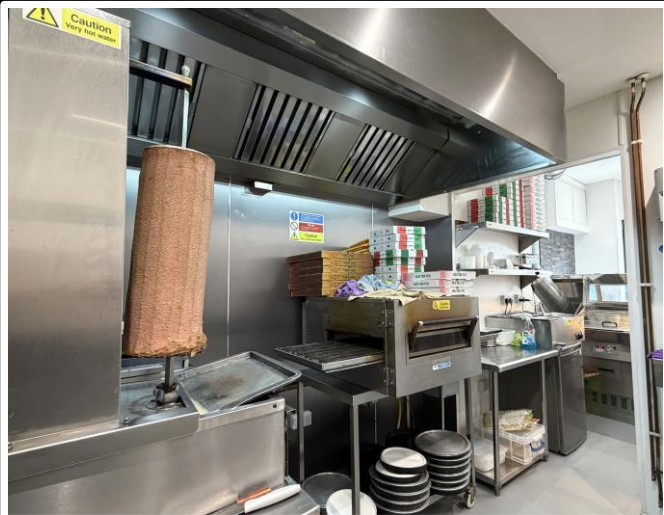
Trading Times

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

Friday – Saturday: 11:00am – 10:30pm

Sunday 4:00pm – 9:30pm





Rateable Value

The 2026 Rating List entry is Rateable Value £3,650

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.

Council Tax

Band A

Viewing Arrangements

Strictly by appointment through this office.

Information 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 I483 (Version 1)

Prepared 11th June 2026

www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

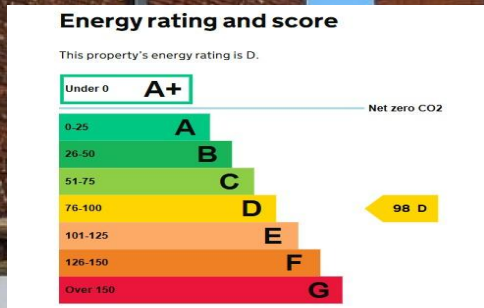
ROOK
MATTHEWS
SAYER



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk





Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

