- Established takeaway business trading successfully since 1991
- Prominent Morrisons retail complex location with busy footfall
- Fully equipped and fitted for immediate trading operation
- Orders via own website, Just Eat and Feed Me Online
- Floor area circa 43 sq. m. (463 sq. ft.)
- Potentially eligible for 100% Small Business Rates Relief
- Genuine retirement sale after over 35 years ownership
- Rent £15,000 per annum



Pizza Oven 1
12 William Doxford Centre,
Sunderland SR3 2NE

Price: £79,950 Leasehold

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Location
Located within the popular William Doxford Centre in Sunderland, Pizza Oven 1 occupies a prominent position within the busy Morrisons retail complex. The parade benefits from strong footfall and ample customer parking, with neighbouring occupiers including Card Factory, William Hill and Hays Travel, serving the surrounding residential catchment and wider Doxford Park area.

Description
An excellent opportunity to acquire a long-established and well-regarded takeaway business occupying a prominent position within the William Doxford Centre, Sunderland. Pizza Oven 1 has been successfully owner-operated since 1991, building a loyal customer base over more than three decades and benefiting from strong repeat trade from the surrounding residential catchment. The business generates income through a combination of traditional over-the-counter sales and a well-established delivery operation. Orders are received via the business's own website, www.pizzaoven1.co.uk, together with popular online ordering platforms including Just Eat and Feed Me Online, providing multiple revenue streams and a strong online presence.

Offering an extensive menu including pizzas, garlic breads, wraps, kebabs, burgers, sides, chips, parmesans and desserts, the business caters to a broad customer base and benefits from a proven and established trading format. The sale represents a genuine retirement opportunity, with the current proprietor now looking to retire after over 35 years of ownership.

The business occupies a well-presented single-storey mid-terrace takeaway premises extending to approximately 43 sq. m. (462.84 sq. ft.). Internally, the accommodation comprises an open-plan customer service and serving area, food preparation room, cold room and staff W.C.

The premises are offered with the benefit of a comprehensive range of fixtures and equipment required for day-to-day trading, including a Zanolli electric conveyor pizza oven, Empire three-door pizza preparation fridge, Archway four-burner donner kebab grill, Quantum griddle, Parry bain marie and chip scuttle, Ace fryers, IGF pizza dough roller, refrigeration units, freezers and various catering equipment and utensils. As such, the business is offered on a genuine walk-in basis with minimal additional capital expenditure required.

Pizza Oven 1 presents an ideal opportunity for an owner-operator or experienced catering business seeking to acquire a profitable and established takeaway business with a strong local reputation, long trading history and significant scope to further develop online ordering and delivery sales.

Floor Area
43 sq. m. (462.84 sq. ft.)

Trading hours
Sunday to Thursday: 5:00pm – 11:30pm
Friday & Saturday: 4:30pm – 12:00 midnight

Staff
The business is owner-operated and supported by a team of two full-time and five part-time members of staff, providing the resources necessary to maintain the day-to-day operation of the business.

Price
£79,950 Leasehold

Rent
£15,000 per annum





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Tenure
Leasehold – We have verbally been informed there is circa 3 years remaining of a 5-year lease.

Viewing Arrangements
Strictly by appointment through this office.

Rateable Value
The 2026 Rating List entry is Rateable Value £10,500

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.

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.

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Prepared 17th November 2026



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