

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

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North East Commercial  
Property & Business Agents

## REPUTABLE HOT FOOD COLLECTION & DELIVERY BRAND t/a "Farina Italian Kitchen"

28 Bakers Yard, Christon Road, Gosforth,  
Newcastle upon Tyne NE3 1XD



- Sales £4,000 - £6,000 weekly.
- Currently trading 5 evenings only.
- Self - contained kiosk style unit.
- Busy industrial estate location.
- Excellent access to main roads
- Fully fitted & equipped space.
- LEASEHOLD £35,000 to include all equipment.

# 0191 487 8566

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### Location:

This business opportunity is located within the Bakers Yard development on Christon Road, which runs off Great North Road to the north of central Gosforth. This unit has a prominent position close to the entrance and with ample parking nearby.

Gosforth is an extremely popular suburb to the north of Newcastle City centre with excellent infrastructure and good quality housing.

### Business Opportunity:

This unit was occupied by our client in early 2024 and was refitted as a pizza grill before launching in March of the same year as Farina. The brand has built up an excellent local reputation but owing to a young family, the owner is reluctantly selling this opportunity.

The premises are in excellent order with a waiting and service area to the front and the main cooking space behind. In addition to 4 pizza decks, there are a couple of ovens plus chillers and freezers.

The menu is traditional pizza, chicken plus some pasta dishes and the food has excellent ratings on various social media platforms. Owing to circumstances, the unit is only open 5 evenings a week but there is scope to trade during the day and to take advantage of the captive trade on the estate. Deliveries make up circa 70% of the sales and the business delivers up to a 6 mile radius.

This is a rare to the market, compact food opportunity close to a sought-after residential suburb.

### Premises:

Comprising a self-contained detached container space of 260 sq.ft. (24 sq.m.) and configured to provide:

#### Ground Floor

**Customer / Waiting Area**  
**Kitchen / Production Area**  
**Prep Area**  
**W.C.**

#### External

**Patio Area with fitted seating.**



### Trading Hours

Monday & Tuesday	closed
Wednesday – Sunday	5pm – 11pm

### Services

Electricity and Water is installed with gas supplied via an LPG bottle.

### Business Rates

Rateable Value £tbc

We anticipate rates free incentives will be available, subject to status.

### Lease

The premises are held on a 3 year lease from March 2024 at a current rent of £9,600 per annum plus VAT. Full details on application.

### EPC

Rating - B.

### Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

#### **Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### **Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property