

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2152



North East Commercial  
Property & Business Agents

## HOT FOOD TAKEAWAY OPPORTUNITY

formerly t/a "Prudhoe Flame"

25 West Wylam Drive,  
Prudhoe NE42 5ES

# Sales Particulars



- Long established trading location.
- Rare to market hot food unit.
- Forms part of a shopping parade.
- Suitable for a variety of cuisines.
- Accessible location with good road links.
- New lease available at £8,000 per annum.
- OFFERS INVITED FOR THE EQUIPMENT.

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## Location

This hot food takeaway opportunity lies within a busy shopping parade located in the centre of a residential housing estate.

West Wylam Drive lies to the east of Prudhoe town centre and is easily accessed via the B6395 which runs through the town, off the A695.

## Business

Prudhoe Flame has been operating from the site for a number of years but ceased trading in 2024 for personal reasons.

All the equipment remains in the unit but it has not been tested. It would be available for purchase by a new operator.

The business premises are spacious and laid out in an open plan style. There is a small storage area to the rear and also access at the back to assist with any delivery service.

This is a rare to the market opportunity and would suit a variety of uses. Viewing is strongly advised.

## Property

Comprises a self-contained ground floor lock up unit forming part of a larger parade:

**Ground Floor** 55 sq.m. (600 sq.ft.)

Service Counter  
Prep / Kitchen Area  
W.C.

## EPC

Rating TBC.

## Previous Trading Hours

Monday – Sunday 5pm – 11pm

### 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



## Fixtures & Fittings

Available by separate negotiation.

## Services

Mains electricity, gas, water and sewerage services are connected to the property.

## Rates

Rateable Value £5,200  
Rates free incentives subject to status.

## Tenure

A new FRI lease is available at a commencing rent of £8,000 per annum. Terms to be agreed.

## 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 landlord may consider a sale the building, which would include the 2 bed flat above.