BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
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OUR REF: NE2214

North East Commercial
Property & Business Agents

SANDWICH BAR & OUTSIDE CATERING

Chefs Yard Catering Limited

t/a "Hatch"

65 Great North Road, Gosforth, Newcastle upon Tyne NE3 2DQ

- **Busy, prominent main road position.**
- **Sales circa £3,000 weekly.**
- **Retail plus Outside Catering trade.**
- **Extremely spacious premises.**
- **Scope to incorporate internal seating.**
- **Rare to the market opportunity.**
- **LEASEHOLD £45,000 plus stock at valuation.**

0191 487 8566

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RICS

Location

The premises are located within a busy and popular parade which fronts onto Great North Road, the main route running into Gosforth from the A1(M) Western Bypass. The parade includes a range of food and retail outlets and is also adjacent to a busy fuel station.

Gosforth is one of the most sought-after residential suburbs of Newcastle with excellent infrastructure and a wide range of residential accommodation options.

Business

This business opportunity comprises a franchised outside catering service, plus a retail element which sells direct to local and passing trade.

The outside catering service has been in our client's hands for circa 5 years and was originally operated from an industrial estate before moving to this more prominent unit in 2024. Their client base comprises good quality corporate and SME organisations with high levels of repeat business and good spends per head. There is a simple online ordering system which the customer fills in and which is then actioned by the client.

The short hours trading regime is through personal choice, rather than custom, and there is scope for new owners to develop the retail business by extending the trading hours to include weekends.

New owners could also consider incorporating seating within the main space as there is plenty of room to do so and the rear shop could be used to prepare the outside catering orders. At the moment the outside catering makes up circa 70% of the turnover with the remaining 30% being from the retail shop.

The business is a rare to the market opportunity with strong profit margins and the potential for further growth in the right hands.

Premises

Comprise a spacious, self-contained ground floor shop which forms part of a larger parade. Accommodation:

Ground Floor

Retail / Service Area	circa 69 sq.m. (740 sq.ft.).
Prep 1	circa 43 sq.m. (460 sq.ft.).
Prep 2	circa 10 sq.m. (105 sq.ft.).
W.C.	

EPC

Rating - C.

Staff

Currently operated by the owner with the help of 2 part time members of staff (56 hours).

Fixtures & Fittings

A full inventory would be made available to bona fide purchasers prior to an exchange of contracts. The coffee machine is currently on a lease.

Trading Hours

Monday - Friday	7.30am - 4.30pm
Saturday & Sunday	closed

Rates

The premises are assessed as follows:
Rateable Value £17,000 (2026 list)

Tenure

The premises are held on a 5 year EFRI lease from 2025 at a passing rent of £15,600 per annum. Further details available on request.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser/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

The Property Ombudsman

Part of the Robertson Simpson Group