

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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OUR REF; NE2187



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP / TAKEAWAY

t/a "Fish Junction"

39 Seaside Lane,
Easington Colliery SR8 3PG



- Sales £5,000 - £6,000 weekly.
- Corner location, opposite car parking.
- New shop front and rendering.
- Exceptional fit and finish with new 3 pan range.
- 2 Bed Flat above for occupation or letting out.
- LEASEHOLD PRICE £80,000 to include all fixtures.
- FREEHOLD OPTION MAY BE AVAILABLE.

0191 487 8566

www.northeastcommercial.co.uk

Location

This business opportunity is located at a prominent junction located on the main road running down towards the coast. The immediate area is a mixture of office, residential and retail accommodation and occupiers include other hot food outlets, a dentist, beauty salons and a convenience store

Business

A hot food takeaway has been operating from this location for many years and was most recently trading as an Indian takeaway prior to our client's acquisition and relaunch.

The premises was refurbished in late 2024 and reopened in April 2025. The main service area has been styled to reflect a traditional fish and chip shop but the menu is broader with kebab and pizza options available.

Fish Junction has a loyal customer base and positive feedback via social media. The shop has a 5/5 rating from Just Eat plus a 5* local authority food hygiene score and in excellent order throughout.

This business opportunity is ideal for an owner operator who wants to live above the premises.

Premises

Comprises an end of terrace three storey property with a ground floor retail unit and a separate maisonette above.

Ground Floor

Service Area circa 240 sq.ft. (22 sq.m) with 3 pan gas range, service counters, menu boards, bain marie, drinks chillers and wipe down walls.

Prep Area 205 sq.ft. (19 sq.m) with sinks, pizza conveyor machine, chilled topping counter, fridges, washing machine.

Potato Room 150 sq.ft. (14 sq.m) with fridges, freezers, chipper, peeler and sluice.

External

Yard Area

W.C. with wash hand basin.

Two Bedroom Flat

Comprises a self-contained maisonette with separate access and comprising kitchen, lounge 2x bedrooms and bathroom. The flat is laid out over 2 floors.

EPC

Rating D.

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



Staff

Currently operated by our client with the help of 2 staff and 2 drivers.

Trading Hours

Sun - Thurs	11am - 2pm	4pm - 9.30pm
Fri & Sat	11am - 10.30pm	

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £4,000

Rates exempt subject to status.

Tenure

The premises are available on a new lease at a rent of £15,600 per annum (£300 per week) to include the flat above. Terms to be agreed and the ingoing tenant will be responsible for the landlord's legal fees in the preparation of lease.

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.