

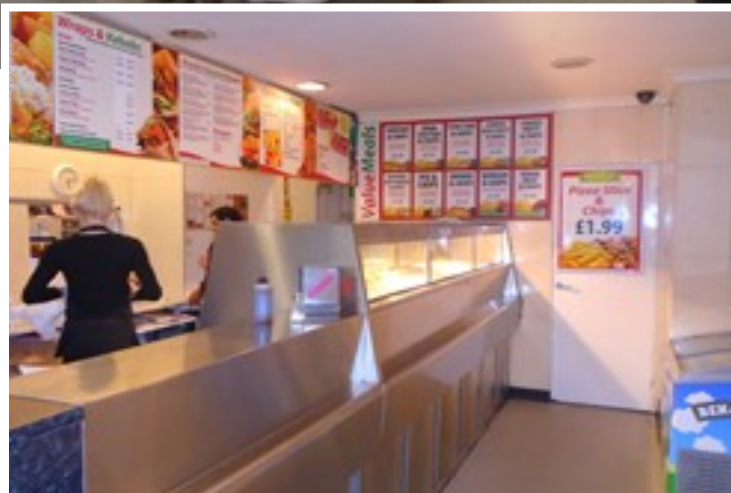
## hot food takeaway in DH3

North Burns, Chester Le Street  
County Durham, DH3 3TF

# £70,000

- ✓ Business for sale
- ✓ Pizzeria/fish and chip shop
- ✓ Restaurant, takeaway and delivery
- ✓ Just Eat account with great reviews
- ✓ Rent of £24,000 per annum
- ✓ Accounts available upon serious enquiry

COMMERCIAL



# Summary

- Property Type: Hot Food Takeaway - Parking: Allocated Price: £70,000

## Description

We are pleased to offer to the market this established takeaway business for sale, very prominently located along North Burns in Chester-le-Street. The takeaway is trading as 'Brenda's Cafe' and offers an eat-in restaurant space as well as takeaway and delivery service. The business trades from 11am to 10pm every day and benefits from a Just Eat account with great reviews (5/6 stars). All fixtures and fittings are to be included in the sale. The property is currently let for £24,000 per annum on a verbal agreement; the landlord has offered to formalise this lease with the prospective buyer.

## Location

The business is located within North Burns (B6313), Chester-le-Street, County Durham. North Burns (B6313) runs through the centre of the town connecting Chester-le-Street to the A1(M) and the region beyond. North Burns retail parade is home to a number of retailers including, Domino's Pizza, Franks Factory Flooring and various others overlooking the market square with markets trading three times per week.

## Accommodation

Access from street level leading to:

### GROUND FLOOR

Traditional shop window frontage with signage. The premises benefits from two separate elements providing separate access for both the takeaway and cafe. Both elements are fully fitted and equipped for the trade with the café housing 82 covers.

NIA approximately: 131.48sqm (1,415sqft).

Internal staircase leading to:

### FIRST FLOOR

Storage which comprises potato shoot, rumbler and chipper.

NIA approximately: 32.03sqm (399sqft).

Total NIA approximately: 168.51sqm (1,813sqft)

## Business Details

The subject business is currently trading as 'Brenda's Cafe', an established and successful hot food takeaway. Specifically, the takeaway is a pizzeria/fish and chip shop, which offers a delivery service and a sit-in restaurant area. The property is fully fitted and equipped, with all fixtures and fittings to be included in the sale. The business is available on Just Eat (with great positive reviews) and is open every day from 11am to 10pm. Accounts can be provided after viewing upon serious request.

## Lease Terms

The property is currently let on a verbal agreement for £24,000 per annum. The formal lease expired in 2018 so has been continued on a verbal agreement, but the landlord is happy to renew this formal lease with the potential buyer.

## EPC

Available upon request (rating C).

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





## North Burns, Chester Le Street, County Durham, DH3 3TF

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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