



## Hot Food Opportunity For Sale

4 PRIORY ROAD, FRAMWELLGATE MOOR, DURHAM, DH1 5JC

- Fully Fitted Indian Takeaway
- Established by Our Client in 1994
- Genuine Reason for Sale and an Excellent Opportunity to Increase Opening Hours and to Trade Online
- Excellent Location Close to Arnison Retail Park and within 2 miles of Durham City Centre
- A5 Hot Food Takeaway Use\*
- Ground Floor Area 37.60 sq m (405 sq ft)
- Allocated Car Parking
- New Lease Available at a Rent of £12,000 per annum
- **Leasehold Offers Over £30,000**

## LOCATION

Durham City has a catchment approaching 100,000, being situated only one mile from the A1(M) motorway with direct Inter City links to London and Edinburgh. The Castle and Cathedral have been designated a World Heritage site.

The subject property is located on Priory Road, just off Finchale Road in Framwellgate Moor which is within 2 miles to the north of Durham City centre, 4 miles south of Chester le Street and only half a mile to the south of the Arnison Retail Park and Abbeywoods Business Park where the northern relief road allows easy access to the A167.

## BUSINESS

This business was established by our client in 1994 and has been placed on the market as they wish to retire.

The business is a hot food takeaway with a varied menu comprising Halal, Bangladeshi and Indian Cuisine.

The business offers a collection and delivery service and boasts a 5 and 4.5 star rating on Yell.com and TripAdvisor respectively (as of October 2017).

This is a fantastic opportunity for an operator to increase trading hours, begin trading online and benefit from the excellent location.

## PREMISES

Internally the premises comprise a fully fitted Indian Takeaway of 37.60 sq m (405 sq ft) including customer seating / waiting area together with kitchen, storage and staff WC facilities to the rear.

Externally the property benefits from private car parking bays to the rear and on street car parking to the front.

## TENURE

The property is available by way of a new EFR1 lease for a term of 5 or more years at an annual rent of £12,000.

## ASKING PRICE

Our client is seeking premium offers in excess of £30,000 for the benefit of all goodwill, fixtures & fittings, stocks and chattels, plant & machinery. A full inventory can be made available prior to completion.

## RATING ASSESSMENT

We understand that the premises have a rateable value of £4,400 effective from 1<sup>st</sup> April 2017.

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

## USE\*

We have been verbally informed that the property benefits from A5 Hot Food Takeaway consent.

## CURRENT TRADING HOURS

Tuesday to Sunday – 5pm to 11pm

## FINANCIAL INFORMATION

Turnover is confidential. Further financial details are available to seriously interested parties after viewing.

## ENERGY PERFORMANCE

Awaiting EPC rating.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

## VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email [info@grahamshall.com](mailto:info@grahamshall.com).

## LOCATION MAP



## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

## IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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