



## Sales Particulars

4 Staithes  
The Watermark  
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- Located on the main road within a busy terrace.
- Planning permission secured (DM/25/01456/FPA).
- Fully refurbished ground floor space.
- Extensive 2 storey building.
- First floor ideal for storage and staff welfare.
- PREMIUM £15,000.
- ASKING RENT £350 PER WEEK.

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## Location

This business opportunity is located on the main road running down towards the coast. The immediate area is a mix of office, residential and retail accommodation and occupiers include other hot food outlets, a dentist, beauty salons and off licences.

## Business Opportunity

This former Funeral Parlour was acquired by the landlord in 2025 and then refurbished to an extremely high standard, ready for fitting out as a hot food takeaway.

Utilities are installed and an extraction system has been fitted in the main service area. In the rear preparation space there is a twin commercial sink unit and there are wipe down walls throughout on the ground floor.

The premises would be suitable for a range of hot food uses but as the landlord also runs the nearby **Burger8** takeaway therefore the sale of burgers would not be permitted.

Viewing is recommended to appreciate this rare to the market vacant hot food space.

## Premises

Comprises a mid-terrace two storey property with a ground floor space and stores above

### Ground Floor

**Service Area** circa 715 sq.ft. (66 sq.m) with an extraction system and new flooring.

**Prep Area** circa 215 sq.ft. (20 sq.m) with new flooring, wipe down walls and a double sink unit.

**W.C.**

**Rear Store** with roller shutter access from lane.

### First Floor

**Stores** 1,300 sq.ft. (120 sq.m.)

## EPC

Rating C.

### 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.



## Permitted Trading Hours

Monday – Sunday 9.00am till 11.00pm

## Fixtures & Fittings

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

## Rates

The premises are assessed as follows:

Rateable Value £3,800

Rates exempt subject to status.

## Tenure

The premises are available on a new lease at a rent of £18,200 per annum (£350 per week) for the whole building.

## Legal Costs

The ingoing tenant will be responsible for the landlord's costs 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.