

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2236



North East Commercial
Property & Business Agents

TRADITIONAL BUTCHER

t/a "Alan Carr Butcher"

153 Prince Edward Road,
South Shields NE34 8PL

Sales Particulars



- Established Butcher site since 1970's.
- Rare Freehold Opportunity.
- Turnover £260,000 and G.P. 50%.
- Same ownership since 2005 with loyal customer base.
- Forms part of the busy "Nook" shopping area.
- Ample, free pull in parking.
- FREEHOLD £199,950 plus any stock.

4 Staithes
The Watermark
Gateshead
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Location

The premises are located within a pleasant and busy suburban shopping parade on the south side of the town centre and known locally as "The Nook". The immediate area comprises private housing and the parade includes a wide range of tenants.

The subject property is adjacent to Tesco Express and Hays Travel with occupiers on The Nook including Sainsburys Local, Domino Pizza and a selection of independents. Access to this shopping area is simple from John Reid Road and King George Road and there is ample free street parking in front of the parade.

Business

This is a long established and reputable Butcher which has operated as Alan Carr Butcher since 1973. The current owner worked in the business before taking over in 2005 and the opportunity is for sale as they wish to retire.

The premises are configured to provide a sales and display area to the front with prep space and walk in chillers towards the rear. Externally there is a yard area and a garage.

The business has a loyal and regular customer base, and the shop has an excellent reputation for its home-made sausages, burgers, hams, roasts and cured meats. There is scope to introduce the sale of hot and cold sandwiches should a new owner wish to do so.

Property

Comprises the self-contained ground floor of a two-storey terraced building. Accommodation comprises;

Ground Floor

Retail Shop	circa 26 sq.m. (280 sq.ft.)
Prep Area 1	circa 31 sq.m. (335 sq.ft.)
Prep Area 2	circa 16 sq.m. (170 sq.ft.)

External

Yard Area
Garage
W.C.

Staff

Operated by our client with 1 member of staff (25 hrs).

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



Fixtures & Fittings

An inventory will be provided to bona fide buyers prior to any exchange of contracts.

Services

Water, gas and electric is on site and roller shutters are installed.

Trading Hours

Monday - Saturday	8.00am - 4.00pm
Sunday	closed

Rates

The premises are assessed as follows:

Rateable Value £5,800 (2026 list)

Rates free incentives subject to individual status.

Tenure

We are verbally informed that the property is held on a freehold title.

EPC

Rating C.

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.