BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2160

North East Commercial
Property & Business Agents

COUNTER NEWSAGENCY

t/a "Longbenton Newsagency"

Longbenton Metro Station,
Newcastle upon Tyne NE7 7NN



- Under same ownership for 20+ years.
- Operating on short trading hours.
- Very high levels of captive trade.
- Located within a pleasant suburban area.
- Ideal opportunity for owner operators.
- Nexus lease in place.
- LEASEHOLD £24,000 plus stock.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

North East Commercial
Property & Business Agents

RICS

Location:

This business forms part of Longbenton Metro Station which is located within a residential housing estate just off the A191, Benton Park Road.

Longbenton is a popular residential suburb to the north east of Newcastle city centre and home to a broad demographic of residents.

Longbenton is also home to Benton Park View which is a large office development and currently occupied by the HMRC & DWP. This Metro station is one of the nearest public transport hubs to this facility.

Business:

Longbenton Station originally formed part of the local rail network before being incorporated into the Metro network in 1980. The station is an attractive building dating back to 1947 and the kiosk sits adjacent to the southern platform.

The shop is a traditional CTN outlet but also offers a range of hot and cold sandwiches together with teas and coffees. Please note that the retailing of hot food from the on-site kitchen is restricted till 2pm.

As you would expect, most of the trade comes from the Metro passengers but they comprise a broad range of people that include commuters, students and workers from the government offices and Freeman hospital.

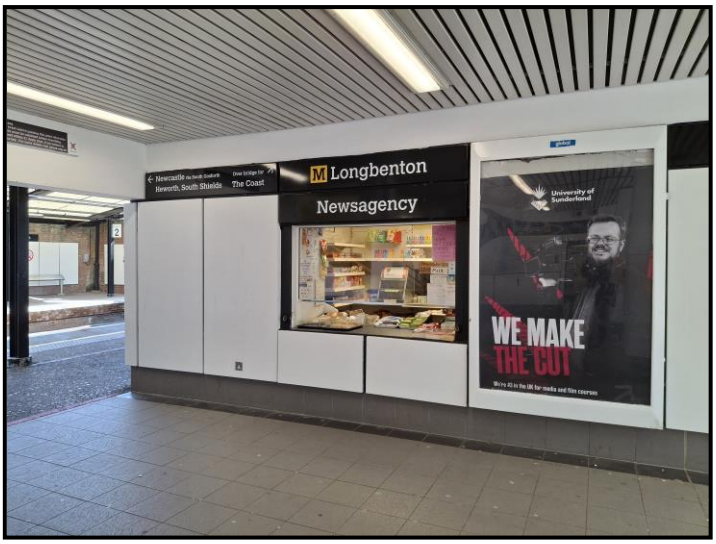
The current owner only trades weekdays by choice and does not open in the evenings either.

This is a rare to the market business opportunity ideal for owner operators to grow. The trading hours can certainly be extended, and some additional lines could be added.

Premises:

Comprising a ground floor lock up unit.
Ground Floor
Sales Area circa 185 sq.ft. (17 sq.m)
Kitchen circa 40 sq.ft. (4 sq.m)
W.C.

There is a car parking space included in the lease.



Staff:

The business is operated by the owner.

EPC:

Rating - D

Current Opening Hours:

Monday - Friday	7.00 am - 5.30 pm
Saturday & Sunday	closed

Permitted trading hours are 7.00 am to 8.00 pm Monday to Saturday.

Tenure:

The premises are held on a rolling Nexus lease at a monthly rent of £740 (£8,800 per annum) which includes electricity.

Rates:

The premises are assessed as follows:
RATEABLE VALUE £3,350
Rates free incentives subject to individual status.

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.

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

The Property Ombudsman

Part of the Robertson Simpson Group