

## hot food takeaway in DH6

Front Street, Kelloe  
Durham, DH6 4PQ

**£39,950** Starting Bid

- ✓ Single Storey Premises
- ✓ A5 Hot Food Takeaway
- ✓ Fish & Chip Shop
- ✓ Freehold & Business for Sale
- ✓ Established location
- ✓ NIA approx. 28.66sqm (309sqft)

PATTINSON  
AUCTION



# Summary

- Property Type: Hot Food Takeaway - Parking: None Price: £39,950

## Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction the freehold and business of this ground floor mid-terraced single storey hot food takeaway, well located along Front Street, Kelloe, County Durham. Trading as a fish and chip shop, Lamp Fisheries, we have been advised the subject premises is the only fish and chip business within Kelloe and is fully fitted and equipped for the trade, offering an excellent opportunity to purchase a business freehold with an established local client base. Lamp Fisheries has been trading for many years and the owners are reluctantly selling due to ill health.

## Location

The subject property is located on Front Street, Kelloe which is a small affluent town located within County Durham. Kelloe lies approximately 8 miles South East of Durham city centre, with convenient transport links such as the A1 (M). This area benefits from a reasonable level of services and facilities together with good levels of footfall and passing trade.

## Accommodation

Access from street level leading to;  
GROUND FLOOR

Hot food takeaway premises with traditional shop frontage. Fully equipped for purpose including a full fryer range, hot counter, W.C. facilities, sales area and electric cash register. The property is provided electricity and water. The premises is provided with separate access to rear yard.

NIA approximately: 28.66sqm (308.50sqft).

## Business Details

Accounts are available upon request. The business has potential to increase takings through longer opening hours.

## Tenure

Freehold. Title number DU106497.

## Rateable Value

The adopted rateable value is £3,350 as effective from 01 APRIL 2010.

Source [www.voa.gov.uk](http://www.voa.gov.uk).

We have been advised that business rates have been exempt.

## EPC

Available upon request (rating E).

## Additional Information

For further information please contact our office direct on 0191 7371154, 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.

# The Lamp Fisheries

Tel: 0191 377 9269



Front Street, Kelloe, Durham, DH6 4PQ

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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