

# **Downey's Fish & Chips**

South Street, West Rainton

DH4 6PA

**Fully Fitted Fish & Chip Shop**



# DESCRIPTION

The subject property comprises a ground floor retail unit that has been fully fitted out with a range of commercial catering equipment for use as a fish and chip takeaway.

The premises benefit from a well configured trading area with serving counter to the front and a fully fitted commercial kitchen incorporating extraction, preparation and storage facilities to the rear. Ancillary accommodation includes staff welfare and WC facilities.

The property is currently trading as Downey's Fish and Chips and is considered suitable for immediate occupation, subject to landlord and relevant consents by way of lease assignment. Premium is payable for the fixtures & fittings.

# KEY SPECIFICATION

- Total NIA-864 Sq ft
- Use Class- Sui Generis
- EPC- TBC
- Excellent Footfall & Passing Traffic
- Off-Street Parking
- EPC Rating D90
- Asking Rent £13,780 p/a

# USE

The premise falls within Use Class E (Commercial, Business & Service) and is currently previously used as a kitchen design shop.



# Floor Area

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor Retail	58.8	633
<b>TOTAL</b>	<b>58.8</b>	<b>633</b>

# LOCATION

The subject property is situated within the established village of West Rainton, County Durham, occupying a prominent position within the local parade serving the immediate residential catchment. West Rainton is located approximately 4 miles south of Durham City Centre and benefits from strong connectivity to the wider region via the A690, providing direct access to Durham, Sunderland, and the A1(M). The village is predominantly residential and supports a range of local amenities, including convenience retail, public houses, takeaways, primary schooling, and community facilities, which generate consistent day-to-day footfall.

The property is well placed to serve both local residents and passing trade, with on-street parking available nearby and good visibility from the surrounding road network.



## EPC RATING

TBC

## TERMS

Available by way of lease assignment terms with an asking rent of £13,780per annum.

A premium is payable for the fixtures and fittings. Price available on application

## VAT

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

## RATING

Interested parties should confirm the current position with the Local Authority.

## VIEWING

For all enquiries and viewing arrangements please contact as below.

## CONTACT

**Bradley Hall Sunderland**

**Tel: 0191 563 4242**

**Email: [sunderland@bradleyhall.co.uk](mailto:sunderland@bradleyhall.co.uk)**

# Bradley Hall



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