



## Retail in NE37

Rushyrig, Washington, Tyne and Wear,  
NE37 1LN

# £175,000

Allocated parking

## Property features

- ✓ Business for sale
- ✓ Off licence and post office
- ✓ Weekly turnover of £14,000
- ✓ Tobacco and alcohol licences
- ✓ EPC Rating E

## Key Information



EPC Rating: E

### Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to offer to the market a convenience store business for sale, known as Blackfell Store, Off Licence and Post Office. The business is situated within a single storey building within a residential estate in Washington. The business enjoys a turnover of £14,000 per week (£728,000 per annum).

Price: £175,000

Property Type: Retail

Business Type: Post Office

Internal Size: 1275 Square Feet

Parking: Allocated

## Location

The property is located in a residential estate just off the junction of the A194(M) and A1(M) motorways. As well as residential properties, the area has a small retail park, school and pub. Sunderland is 8 miles east of Washington and Newcastle upon Tyne is 9 miles north.

## Accommodation

GROUND FLOOR  
Shop front: 14.1m x 8.4m  
Storage space  
W.C.s

NIA 118.44sqm (1,275sqft)

## Business Details

The subject business is currently trading as Blackfell Store, Off Licence and Post Office. The property has an alcohol licence, Paypoint and CCTV. The business make an 8% profit on tobacco and 15% profit on alcohol. The average weekly turnover is £14,000 with an annual turnover of £728,000.

OPENING HOURS  
Mon: 8am-7pm  
Tues: 8am-7pm  
Wed: 8am-7.30pm  
Thurs: 8am-7pm  
Fri: 8am-7.30pm  
Sat: 8.30am-7.30pm  
Sun: 9am-2pm

The business employs three members of shop staff plus one post master, whose hours and wages can be discussed upon request. Business accounts can also be made available upon request.

## Lease Terms

By way of new lease terms at £12,000 per annum.

## Rateable Value

The adopted rateable value is £12,750 as of 1st April 2023.  
Sourced from VOA.

## EPC

Available upon request. Rating B.

## VAT

We are advised that VAT is not applicable on this transaction.

## **Additional Information**

For further information please contact our office direct on 0191-425-1507, 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      | 50        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Rushyrig, Washington, Tyne and Wear, NE37 1LN

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk) , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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