



Captain Cod & Singers Nightclub

31 Front Street, Consett, Durham, DH8 5AB

Freehold £550,000

- Town centre location
- Mixed use freehold
- Ground floor Fish and Chip shop
- First floor nightclub
- Very busy establishments
- Combined turnover of £624,000

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SP Sidney
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LOCATION

Consett, with a proud industrial heritage is a vibrant town just 13 miles north west of Durham City and 14 miles south of Newcastle upon Tyne. The surrounding countryside is spectacular. Consett sits above the rural Derwent Valley, nestled on the edge of the Pennines. The Derwent reservoir is a local beauty spot and one of the many tourist attractions.

Singers Nightclub and Captain Cod is located on Front Street which is in the heart of the busy town centre. This area forms part of Consett's leisure circuit as there are a number of bars, clubs and restaurants within close proximity of these businesses. The position of the units will appeal to a number of operators who are looking to capitalise on the growing population in Consett.

TRADE AREAS

GROUND FLOOR - CAPTAIN COD

Large and very busy fish and chip shop. The MAIN SHOP PREMISES have non-slip flooring throughout and a large frying range spanning the width of the room. It provides ample trading space for those collecting their food and provides direct access into an adjacent FREEZER ROOM and the main CATERING KITCHEN to the rear. The kitchen is comprehensively equipped and has a PREPARATION ROOM. Staircase to a first floor STOREROOM, three OFFICE rooms and STAFF WC.

FIRST FLOOR - SINGERS NIGHTCLUB

Entrance from the street leading to the first floor is the spacious OPEN PLAN VENUE with modern lighting rig and sound system, DJ BOOTH, large dance floor and two VIP seating areas. There is a well stocked bar servery with ample refrigeration for bottled drinks along with draught beverages.

LADIES AND GENTLEMEN'S TOILETS.

THE BUSINESS

Captain Cod is a very successful and well established business serving and delivering to the local community until the early hours of the morning. With a broad range of food, including kebabs, burgers and pizzas. This part of the business has a net turnover of £494,000 per annum and excellent net profits. Captain Cod also has a licence to sell alcoholic beverages.

Singers Nightclub has recently reopened and the business is growing, with an average net turnover of £2,500 per week or £130,000 per annum. Prior to the pandemic this part of the business had a net turnover of £260,000 per annum.

By extending business hours and with the introduction of social media promotion for the nightclub the turnover could be significantly increased.

Further accounting details are available to all interested parties following a formal viewing.

LICENCE

Fish and Chip Shop opening times:

Monday to Thursday: 16:30 - 00:30

Friday: 11:30 - 02:00

Saturday: 16:30 - 02:00

Sunday: 16:30 - 00:00

Nightclub Licensing hours:

Monday to Sunday: 10:00 - 03:00

SERVICES

All mains services are connected.

Rateable value is £14,500 as at 01 April 2023

Local Authority: Durham county, County Hall, Aykley Heads, Durham, DH1 5UL

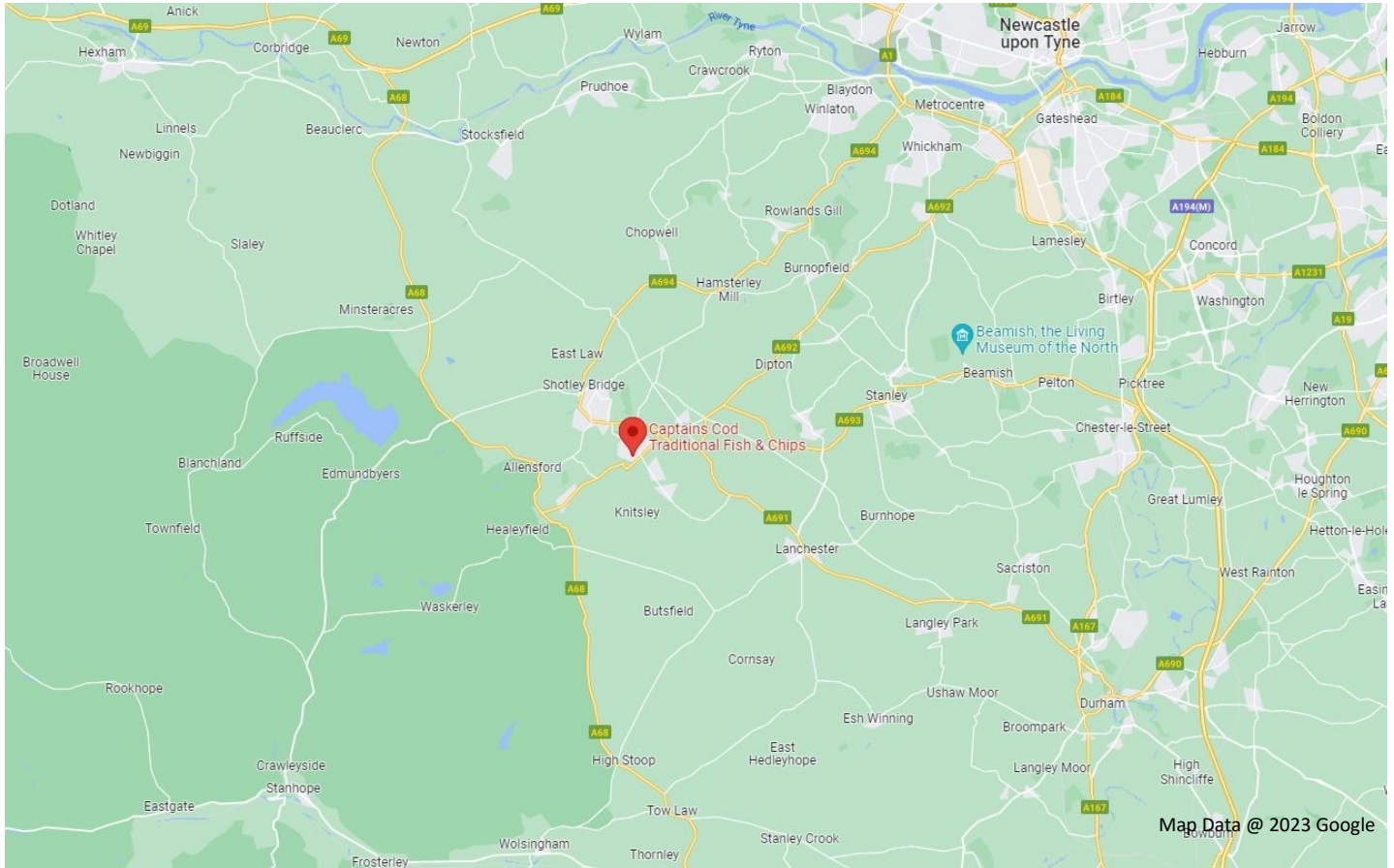


TENURE & PRICE

FREEHOLD £550,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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epc

EPC Reference:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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