

HUNTERS®

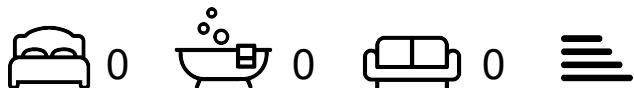
HERE TO GET *you* THERE



North Road

Boldon Colliery, NE35 9AR

£530 Per Month



Step into the food industry with ease through this exceptional lease offering at 3 North Road, Boldon Colliery. This ready-to-operate deli bar comes fully equipped, presenting a golden opportunity for ambitious entrepreneurs looking to make their mark in the culinary world without the hassle of a start-up from scratch.

Premises Overview:

Strategically Positioned: Located in the heart of Boldon Colliery, this deli bar stands on a bustling street, guaranteeing high visibility and foot traffic. The area's commercial vibrancy and residential density create the perfect catchment for a thriving deli business.

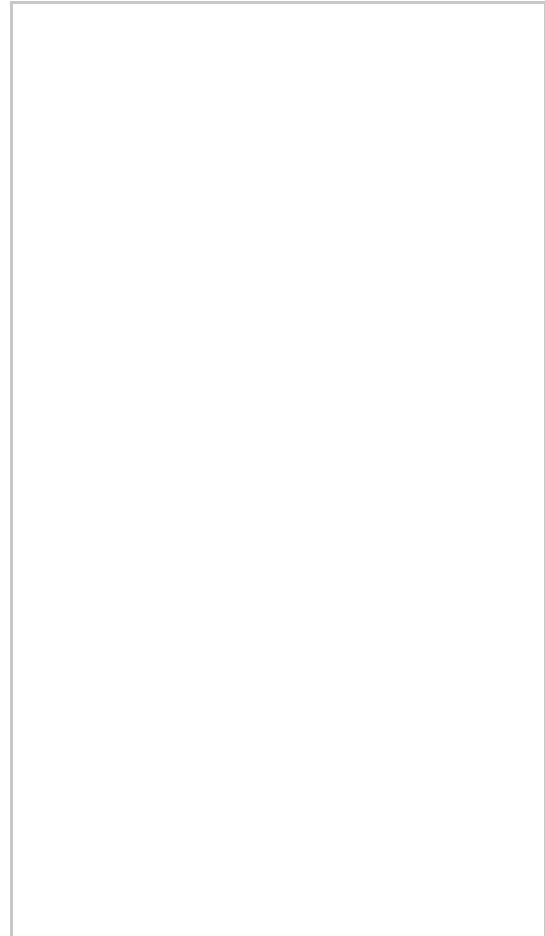
Fully Equipped: This property is outfitted with top-of-the-line deli equipment, including refrigerated display cases, a professional-grade kitchen setup, sandwich and salad prep stations, and espresso machines - everything you need to start serving from day one.



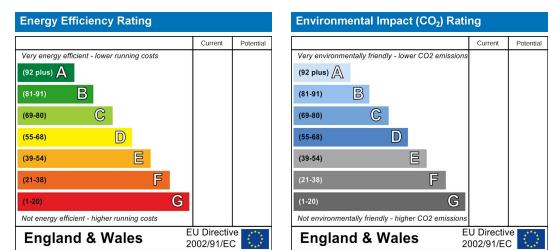
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.