

Raine&Horne.[®] Commercial

FERN BAY
1006 Nelson Bay Road

Long Established Takeaway On Main Road With Live In Residence

Sold

A successful long-established icon in the same location for over 50 years. Positioned on one of the busiest roads leading in and out of Newcastle towards Port Stephens and Newcastle airport. The takeaway sits directly in the catchment area of one of the biggest growth areas of Newcastle, Fern Bay (including new estates such as "Seaside Fern Bar & Ingenia Lifestyle, the over 55's estate).

The shop sells mainly takeaway food (burgers, fish & chips etc.) but does stock several convenience items and was previously known as convenience store shop with takeaway food.

A keen working partnership (currently operated by a husband and wife team) can earn a very good income with turnover consistently exceeding \$15,000 per week (approximately). The business is well positioned on Nelson Bay Road to secure the huge number of tradies & other industries on their daily work commute.

location and access to private car park (over The shop includes all plant & equipment and a spacious cooking/kitchen area as well as a large walk in cool room with display fridge, office

Property ID	L34164030
Property Type	Takeaway Food

AGENT

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and several storage areas.

Expansion of the current menu would bring additional customers and with its prominent position the shop has the potential to expand/diversify into other food lines to further grow sales (e.g. adding pizza's/kebabs etc. would further grow your income). Due to the shops highly exposed location it would also be an ideal shop to add takeaway coffee.

An astute, dedicated owner could look to freshen up the shop (with a fresh coat of paint) and make some minor changes to the menu and turn what is an already profitable operation into a booming and thriving takeaway.

Owner requires a quick sale due to being committed elsewhere, so the price is negotiable.

An unbelievable opportunity and a must inspect!!