

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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REF: NE1807



North East Commercial
Property & Business Agents

LICENSED CAFÉ / BISTRO OPPORTUNITY t/a "Lilburns"

7 Paikes Street,
Alnwick NE66 1HX



- Extensive four storey property of circa 170 sq.m.
- High turnover, high margin business.
- Trading from the site since 2005.
- Comfortable 60 covers over two floors.
- Additional circulation space and bar seating.
- Genuine retirement sale.
- FREEHOLD OIRO £325,000 plus any stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

This business and property is located in the heart of the town in a pleasant pedestrianised street that connects Bondgate Within and Market Street. The immediate area is a mixture of retail, leisure and residential accommodation but situated within the central business district.

Alnwick is an extremely popular market town with excellent access via the A1 and with a mainline railway station at nearby Alnmouth. Ideally placed to offer access to the Northumberland Coast, the town also has its own attractions including the castle and gardens. The town is popular with both day trippers and tourists and the recent construction of a Premier Inn on the outskirts of the town only confirms its popularity.

Business

Lilburns has been trading since 2005 and over this period has built up a loyal customer base and an enviable reputation for high quality food. The menu is predominantly British with a day menu comprising traditional meals, light snacks and sandwiches that is then replaced in the evening by a menu with the accent on quality and comprising as much locally produced ingredients as possible.

The ground and first floor provide two separate dining areas with the ground floor also incorporating the main bar where there is some standing room and bar seating. There are approximately 30 covers on each dining floor with a mixture of fixed and bench seating plus tables and chairs and the public space is in excellent order throughout. The fully fitted kitchen is on the first floor and there are staff welfare and office facilities on the top floor.

The regular customer base comprises a mixture of locals as well as people from further afield. During the summer there is a higher proportion of visitors and the current owners have a good relationship with the local guesthouses who regularly recommend the restaurant to their guests. This is a well-established and profitable trading opportunity with scope for development and the benefit of a freehold title.

Property

Comprises an imposing stone built 4 storey property.

Lower Ground Floor

Ladies Toilets

Cellar / Store

Ground Floor

Service & Bar Area

Restaurant 1

Gents Toilets

First Floor

Restaurant 2

Kitchen

Washroom / Staff Welfare

Second Floor

Stores

Office

Dry Store / Laundry

Staff W.C.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Trading Hours

Monday & Thursday	10am – 4pm
Tuesday, Wednesday, Friday, Saturday	10am – 10pm
Sunday	closed

Services

Gas, electric and water are installed to the property.

Rates

The premises are assessed as follows:

Rateable Value £10,750

Rates free incentives subject to status.

Tenure

The property is available on a freehold basis.

EPC

Rating – C.

Fixtures & Fittings

The premises are extensively fitted and equipped and a full inventory would be made available prior to any exchange of contracts.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.