

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1875



North East Commercial
Property & Business Agents

COFFEE SHOP
t/a "Dean & Daniela"

178 - 180 Newton Road, High Heaton,
Newcastle upon Tyne NE7 7HP



- Sales circa £8,000 - £9,000 weekly (daytimes only).
- Located in popular residential suburb.
- Scope to extend trading hours and menu.
- 50 cover dining room with additional outside space.
- Ideal for owner operator chef.
- New lease available with low overheads.
- LEASEHOLD - ASKING PRICE £75,000.

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The Watermark
Gateshead
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Sales Particulars

Location

The business is located on Newton Road which is one of the principal roads running through High Heaton, a popular suburb north east of the City centre.

The subject property forms part of a small parade within a popular residential private housing area. Nearby occupiers include a barber shop, estate agents and a couple of hot food takeaways. There is a pleasant mix of retail, commercial and residential dwellings and there is free street parking directly outside the coffee shop.

Business

This is a long-established café and coffee house which was acquired by our client in late 2009 and is on the market as they wish to reduce their business interests.

The premises are configured to provide a main dining area to the left as you walk in and then a service area on the right. The dining area can accommodate up to 50 covers in a comfortable seating plan and there is space at the front for up to 30 external covers. Within the main shop there is an equipped kitchen plus a pizza "bar" with an oven and service desk and overall the space is in excellent order with good quality fixtures and fittings.

The menu is traditional coffee shop fare with an Italian twist and there are pizzas, salads, plus hot and cold open sandwiches and much more. The location generates custom from the local residents but also from the parks nearby and the Freeman Hospital.

Viewing is strongly recommended to appreciate this opportunity and the scope it offers, particularly for late night openings, outside catering and private functions.

Premises

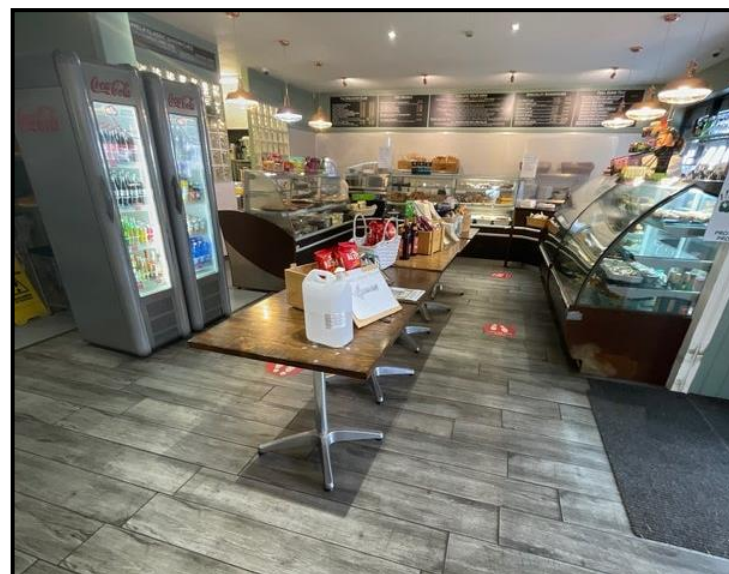
Comprises a ground floor single storey premises;

Ground Floor

Coffee Shop / Service Area	140 m ²	1,500ft ²
Kitchen	10 m ²	110 ft ²
Ladies W.C.		
Gents W.C.		

External

Pavement Seating	Furniture for 60 covers.
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Trading Hours (licensed till 9.30pm Mon - Sat)

Monday - Saturday	8.00am - 4.00pm
Sunday	10.00am - 4.00pm

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:
Rateable Value £23,750

Tenure

The premises are available on a new lease at a commencing rent of £35,000 plus VAT. Full details available on request.

EPC

Rating C.

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.

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