

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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OUR REF: NE1906



North East Commercial
Property & Business Agents

COFFEE SHOP

t/a "Cup & Cake"

3 High West Street,
Gateshead NE8 1EH



- Sales circa £1,500 weekly.
- Located in busy town centre location.
- Long established trading position.
- 30 cover dining area plus service counter.
- Rear prep and fully fitted kitchen.
- Ideal for owner operator.
- LEASEHOLD - ASKING PRICE £30,000.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located in a small parade close to the junction of High West Street and Regent Terrace. The parade is within the main shopping district, close to the Civic Centre and adjacent to the Gateshead Interchange public transport hub.

Business

This is a long-established café and coffee house which has been trading from this location since 2010 and is on the market as the current owner is retiring.

The premises are configured to provide a main dining area at the front with up to 30 covers plus a staff service area to the rear. At the back of the premises there is a well-equipped kitchen plus a useful mezzanine storage space and staff W.C.

The menu is traditional coffee shop fare with hot and cold drinks, light meals and a wide range of cakes. The unit is in good order and was reconfigured during Covid to provide partitioned seating areas that have proved popular with the regulars. The majority of the trade is "sit in" but the collection trade is increasing as office workers return, particularly to the Civic Centre nearby.

Viewing is strongly recommended to appreciate this opportunity and the scope it offers.

Premises

Comprises a ground floor single storey premises;

Ground Floor

Coffee Shop / Dining Room	56 m ²	600 ft ²
Kitchen	10 m ²	106 ft ²
Customer W.C.		
Staff W.C.		

Mezzanine Storage

External Parking

2 passes available.

Staff

Currently operated by the owner with the help of 2 members of staff.



Trading Hours

Monday - Saturday 8.00am - 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 £6,800

Rates free incentives available subject to status.

Tenure

We understand that the premises are held on a 5 lease expiring in November 2024. The current rent is £12,000 per annum plus a service charge. Further details available on request.

EPC

Rating B.

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