

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1918



North East Commercial  
Property & Business Agents

## CAFÉ OPPORTUNITY

t/a "Big River Cafe"

8 High Street West,  
Wallsend NE28 8HU



- Sales circa £1,000 weekly.
- Busy town centre location.
- Long established trading position.
- 30 cover dining area plus service counter.
- Rear prep and fully fitted kitchen.
- Short trading hours by choice.
- LEASEHOLD ASKING PRICE £12,000.

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

Sales Particulars

## Location

This business opportunity lies in the heart of Wallsend town centre, close to the junction of Station Road with High Street West. The immediate area comprises shops and leisure occupiers and there are high levels of traffic.

Wallsend is a popular and expanding town located in between Newcastle and Whitley Bay and with excellent access via the A1058 Coast Road and from public transport. There is a Metro station within 5 minutes of the High Street and there are numerous bus stops serving the shopping area.

## Business

This is a long-established café and coffee house which has been trading from this location for many years but under your ownership since 2016.

The premises are configured to provide a main dining area at the front with up to 30 covers laid out with tables and chairs in a traditional style. The service counter is located at the back of the dining space and links to a compact well-equipped kitchen. There is an additional potwash space plus toilet facilities.

The menu is traditional café fare with hot and cold drinks, sandwiches and light meals. The unit is in good order and the majority of the trade is "sit in" but the collection trade is increasing as office workers return, particularly to the shopping centre nearby.

Viewing is recommended and this café offers scope for a new owner to extend the hours and the food offer.

## Premises

Comprises a ground floor single storey premises;

### Ground Floor

<b>Coffee Shop / Kitchen</b>	78 m <sup>2</sup>	840 ft <sup>2</sup>
<b>Stores</b>	10 m <sup>2</sup>	110 ft <sup>2</sup>
<b>Customer W.C.</b>		

## Staff

Currently operated under management.

## EPC

Rating B.



## Trading Hours

Monday - Sunday	9.00am - 2.30pm
Wednesday	closed

## Fixtures & Fittings

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

## Rates

The premises are assessed as follows:

Rateable Value £11,750

Rates free incentives available subject to status.

## Tenure

The premises are currently held on a 7 year FRI lease from 2010 at a current rent of £12,000 per annum. A new lease will be available with details to be agreed.

## 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