

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

REF: NE1940



North East Commercial  
Property & Business Agents

## FORMER CAFÉ & PATISSERIE t/a "Les Petits Choux"

11 Leazes Crescent,  
Newcastle upon Tyne NE1 4LN



- Turnover 2022/23 circa £190,000.
- GP margin in excess of 70%.
- Recently ceased trading.
- Busy City centre location.
- 20 internal covers plus external seating.
- Fully fitted and equipped.
- LEASEHOLD OFFERS OVER £50,000.

# 0191 487 8566

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## Location

This business opportunity is located in an unopposed location at the junction of Leazes Crescent with Leazes Park Road close to the Royal Victoria Hospital, St James' Park and Newcastle University. There is ample car parking in and around this part of the City and the main shopping and office districts are within an easy 10 minute walk.

## Business Opportunity

This site previously traded as a traditional café but was acquired by our client in 2015 and then refurbished to an extremely high standard before reopening in June 2015 as a bespoke Patisserie.

Les Petits Choux was a family operated business with the emphasis on quality. All the products on the menu were hand made on site using only the freshest and finest ingredients. The well-equipped kitchen means that this food offer can be baked to order which ensures customers got the freshest cakes, scones and flatbreads. The menu included some lunch options and meals but focused mainly on the baked goods.

The premises are configured to provide a service and seating area to the front with a range of internal seating for approximately 20 covers and there are 12 external covers for when the weather permits.

Les Petits Choux was well supported by regulars together with both the passing and captive trade generated by the location. In December 2023 the family made the difficult decision to close this profitable business due to a retirement within the family. The business model remains available with scope for new owners to drive the turnover by incorporating other cuisine and to open longer hours than before.

## Premises

Comprises a self-contained ground floor café;

**Cafe** circa 45 sq.m. (490 sq.ft.).

**Kitchen** circa 16 sq.m. (175 sq.ft.).

**W.C**

## External Seating / Parking Space



## Previous Trading Hours

Sunday - Monday	closed
Tuesday - Saturday	10.00am - 3.00pm

## Rates

The premises are assessed as follows:

Rateable Value £7,900 (2023 list)

Rates free incentives subject to status.

## EPC

Rating D

## Tenure

The premises will be offered on a new lease at an asking rent of £16,500 per annum. Full details on application and the incoming tenant will be required to pay the landlord's reasonable costs for the preparation of the new lease.

## 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