

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE1967



North East Commercial
Property & Business Agents

COFFEE SHOP & CAFE

t/a "The Peppermill Cafe"

294 Birchington Avenue, Eston,
Middlesbrough TS6 8BL



- High turnover business on short hours.
- Located in popular residential suburb.
- Free car parking on site.
- Scope to extend trading hours and menu.
- 40 cover dining space with additional outside space.
- Ideal for owner operators.
- LEASEHOLD - ASKING PRICE £55,000.

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Sales Particulars

Location

The business is located within a busy and popular retail parade on Birchington Avenue in the heart of Eston, a densely populated residential suburb of Middlesbrough.

This is a busy secondary shopping area and occupiers include Iceland, the local Community Centre, a pharmacy plus a variety of other food and retail tenants. The immediate area is a mix of retail, commercial and residential dwellings and there is ample free parking on the site.

Business

This is a long-established café and coffee house which was acquired by our client in late 2017 and is on the market as they are looking to reduce their commitments.

The premises are configured to provide a main dining area at the front with up to 40 covers plus a staff service area and a prep room off. At the back of the premises there is a large well-equipped kitchen which includes a walk-in chiller and rear access to another car park.

The menu is traditional coffee shop fare with hot and cold drinks and snacks but also meals, daily specials and a very popular breakfast offer. on a Sunday there is a breakfast and lunch service which attracts customers both locally and from further afield.

The coffee shop has a 5* local authority hygiene rating and excellent social media feedback from a loyal customer base. There are currently no deliveries offered and this would be an area which could be developed by any new owner as could the afternoon trading hours.

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	46 m ²	490 ft ²
Prep Area	8 m ²	84 ft ²
Kitchen	25 m ²	265 ft ²
W.C.		



Trading Hours (restricted to 6pm)

Wednesday	closed
Monday - Saturday	8.00am - 2.00pm
Sunday	9.00am - 3.30pm

Rates

The premises are assessed as follows:

Rateable Value £8,800

Rates free incentives available subject to status.

Tenure

The premises are held on a 6 year lease from 2019 at a rent of £11,600 per annum. Further 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