

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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REF: NE1979

## Licensed Café / Burger Bar trading as "Fire House #1"

27 Leazes Street, Amble,

Northumberland NE65 0AA



- Summer sales peak at £15,000 weekly.
- Strong delivery element.
- Close to harbour and to caravan parks.
- Immaculately fitted and equipped premises.
- Recently established business.
- Low overheads.
- Viewing strongly recommended.
- LEASEHOLD £75,000 plus stock.

# 0191 487 8566

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## Location

This thriving takeaway and café business is well located on Leazes Street close to the harbour and benefitting from free on-street parking.

Amble has grown into an extremely popular tourist destination over the last decade and there has been significant investment during this period. The town lies on the Northumberland Coastal Route and access is excellent via the A1068.

## Business

This is a fully fitted and equipped café and takeaway which opened in June 2023 from refurbished premises.

The premises are in excellent condition and the menu offers a wide range of café style food but also offers a wide range of fried and grilled options, including artisan burgers. The business has an excellent reputation with strong social media feedback and loyal customers.

Internally the café can seat up to 20 covers and the sit in trade accounts for approximately 40% of the trade. In the summer months the sales peak and due to the high number of holidaymakers, together with the nearby caravan parks, the sales are extremely high. The shop opens later during the summer months to make the most of this custom.

Viewing is recommended to appreciate quality of the fit and finish and potential that this site has to offer.

## Property

Comprises a self-contained a ground floor unit forming part of a larger terrace two storey terrace.

### Ground Floor

<b>Café / Service</b>	475 sq.ft. (31 sq.m.).
<b>Kitchen</b>	120 sq.ft. (11 sq.m.).
<b>W.C.</b>	

### Trading Hours

(licensed to open from 8am till midnight and to sell alcohol from 11am till midnight).

The owner opens dependent on the season and during the winter the business trades Thurs – Sun only.



## Services

Electricity, gas, water and sewerage services are connected to the property.

## Fixtures & Fittings

Extensively fitted and equipped for the trade. A full inventory will be provided prior to any sale.

## Rates

The property is assessed as follows:

Rateable Value £4,650

Rates free incentives subject to individual status.

## Tenure

The premises are held on a 5 year lease from June 2023 at a passing rent of £6,500 per annum.

## 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