

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
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Gateshead
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OUR REF: NE1981



North East Commercial
Property & Business Agents

CHILDREN'S SOFT PLAY t/a "CAPTAIN TEDS Ltd."

Old Church Hall, West Avenue, Gosforth,
Newcastle upon Tyne NE3 4ES



- Established business operating in Gosforth since 2011.
- Turnover in the region of £250,000 per annum.
- Ideal opportunity for owner operator.
- Soft play, café, parties and after school club.
- Fully fitted and equipped premises.
- Scope to develop other elements of business.
- LEASEHOLD PRICE £150,000 to include all fixtures.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located on West Avenue which lies just off the High Street in the heart of this affluent suburb 2 miles north of Newcastle.

Business

This business was originally established by our client in early 2011 and operated from the nearby shopping centre before moving to the current premises in November 2016. The business has been placed on the market as our client's personal circumstances have changed.

The business operates from spacious premises and can therefore offer a broad range of services which includes traditional soft play with an integrated café and an after-school club. This club is particularly popular and is a valuable asset of the business and currently offers 40 places. The business is OFSTED registered which gives parents the peace of mind that the facility is fully compliant.

The business offers private party facilities and has a monopoly position in Gosforth. There is an additional room within the premises that could be used as a bespoke coffee shop for non-soft play customers.

We see the business as an opportunity for either a couple or a family partnership to operate and grow with genuine potential for motivated new owners.

Premises

Comprise a self-contained detached former Church Hall forming part of an attractive residential street.

Ground Floor

Premises offering an extensive soft play area with integrated coffee shop, separate party room, dance studio, kitchen and office plus toilet facilities.

Trading Hours

Mon – Fri 9am – 3.00pm then 3.15pm – 6.15pm
Sat & Sun 9am – 3.00pm then 3.15pm – 5.00pm for private hire.

School Holidays

Mon – Fri 9.15am – 4pm

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



Staff

The business is operated by our client with 1 full time and 10 part time members of staff.

Fixtures & Fittings

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

Rates

The premises are assessed as follows:
Rateable Value £34,000

Tenure

A new 10 year FRI lease is available at a rent of £32,000 plus VAT. There will be break clause and rent review provisions at the 5th anniversary. Further details on application.

EPC

Rating C.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.