



@The Castle, St Hilda's Church,
Stella Road, Blaydon on Tyne NE21 4NN

 North East Commercial
Property & Business Agents

SUMMARY

- Established business trading since 2012.
- Turnover circa £240,000.
- Extends to 346 sq.m. (3,700 sq.ft.).
- Fully fitted & equipped for the trade.
- Lower ground floor commercial kitchen.
- Grade II listed building.
- Currently run under management.
- Extensive private car park.
- Viewing strongly recommended.
- SHARE SALE PRICE £450,000.

Introduction

Located between Ryton and Blaydon, @The Castle is a well-established and popular children's soft play centre which has been trading since 2012. The business is open to the public throughout the week and can also be hired for private parties.

The business has been placed on the market as our client has other unrelated commitments that they wish to concentrate on.

Location

@The Castle is situated on the B6317 which runs from Blaydon on Tyne to the east towards Ryton and Crawcrook in the west. Access for cars is very straightforward and the A1 Western Bypass is less than 10 minutes from the site.

The immediate area comprises a mix of leisure, industrial and residential accommodation plus a busy primary school. There are numerous housing estates in and around this location which provide a certain level of captive trade.

Description

This former Church creates a unique environment with the original features adding to the overall experience for visitors.

The main body of the Church is used for customer seating with tables and chairs laid out together with a service counter. At the head of the Church, within the former chancel, there is a large play frame and the tables and chairs look up the church towards the play area.

There is a separate toddlers soft play space located in one of the wings of the Church plus a toilet block with ladies, gents and baby changing facilities incorporated.

Within the lower ground floor there is a fully fitted and equipped commercial kitchen together with an office plus stores.

Externally there is a designated private car park plus additional parking spaces directly to the front of the Church to assist with deliveries or for any customers that may require help with access.



Accommodation

Ground Floor

Main Soft Play Area 265 sq.m. (2,850 sq.ft.)
Toilet Block 26 sq.m. (280 sq.ft.)

Lower Ground Floor

Kitchen 40 sq.m. (430 sq.ft.)
Office 15 sq.m. (161 sq.ft.)

External

Car Park

Trading Hours

Monday – Saturday 9am – 6pm
Sunday 10am – 6pm

The business is closed on Christmas Day and Boxing Day

Services

Gas, electricity, water and sewerage is installed and there is gas central heating throughout.

Rateable Value

RV £16,000 – discounted by 75% until 31st March 2024, subject to individual status.

Trade

Turnover for YE2023 was reported as £240,000 net of VAT.

Staff

The business is run fully under management by 11 members of staff.

Asking Price

Offers in the region of £450,000 are sought for the shares in FHAB Limited which would include freehold interest including the trade items and goodwill. Stock would be at valuation.

Website

atthecastle.co.uk

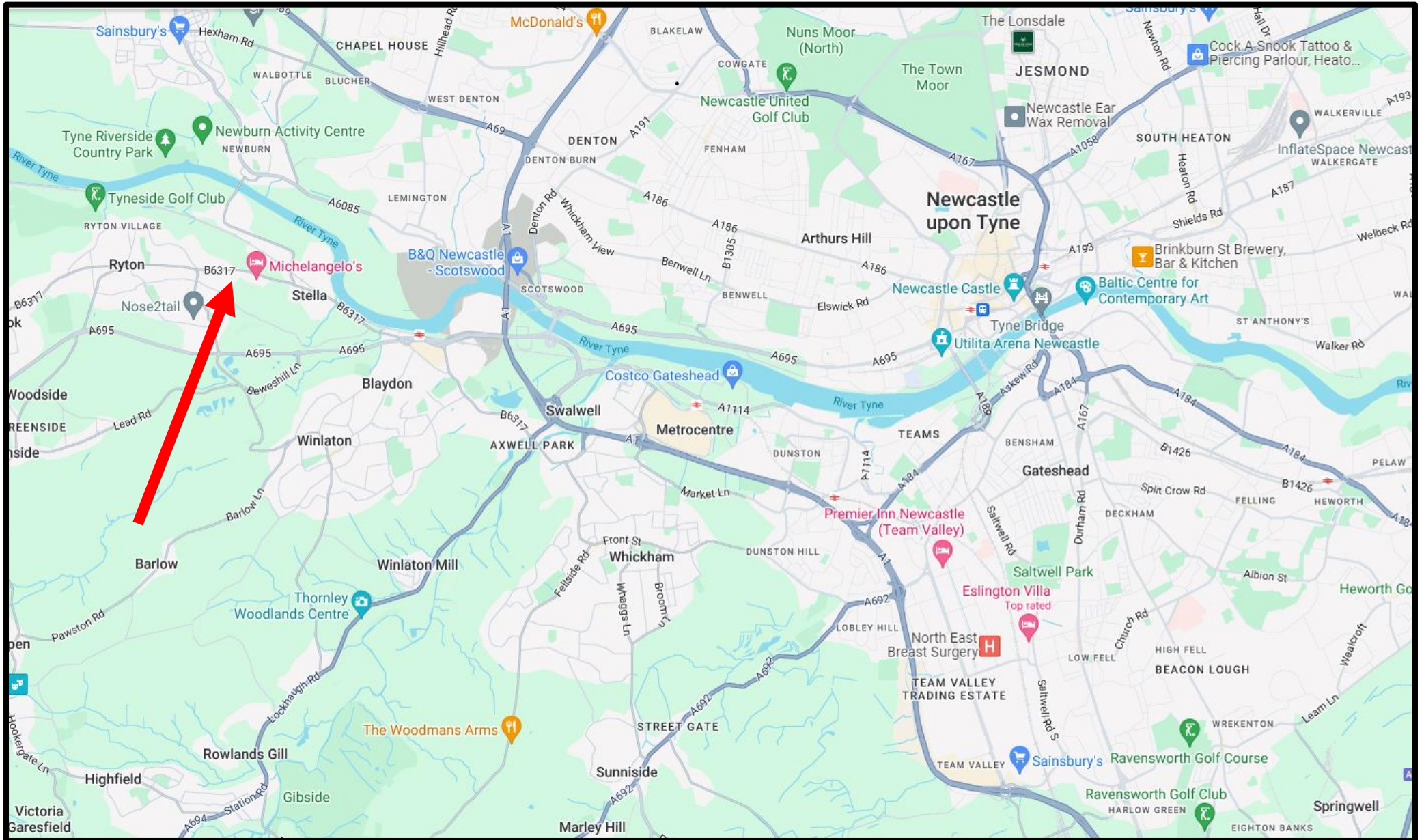
Money Laundering

In accordance with current Anti-Money Laundering Regulations, a Purchaser 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 Property Limited (NECP) 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 NECP nor their employees make or give any warranty whatsoever in relation to the business or property described herein.







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