

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
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REF: NE1995



**North East Commercial**  
Property & Business Agents

## **COFFEE SHOP** t/a "No. 6 Coffee Shop"

6 Elvaston Road,  
Ryton Village NE40 3NT



- Turnover circa £80,000 per annum.
- Short trading hours with no late opening.
- Located within a popular village setting.
- Immaculate premises with modern fit out.
- Circa 22 internal covers.
- Ideal 1<sup>st</sup> time venture.
- **LEASEHOLD £29,950 / OFFERS.**

# 0191 487 8566

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## Location

This business is located on Elvaston Road in part of the Old Village down towards The Willows Nature Reserve. Ryton is an expanding and popular residential village on the south side of the River Tyne with good road links to the A1 Western Bypass, Newcastle and Gateshead.

Occupiers in the village include a range of independent traders plus a Sainsburys Local and Co-op Foodstore. There is street parking outside the coffee shop with easy access for drivers and passing custom.

## Business

This coffee shop was established from these newly refurbished premises in August 2021 but has been placed on the market as the current owner has another business commitment that they wish to concentrate on.

The premises are configured to provide an open plan café and service space to the front with another seating area and prep facility towards the back. There are up to 20 covers inside the unit with a mixture of tables, chairs and window bar style seating.

The menu is compact and comprises traditional coffee shop fare with some light bites and daily specials for lunchtimes. Please note that no baking is permitted on the premises under the lease. Trading hours are to 2.30pm by choice but we are advised that there would be demand later in the day.

Viewing is recommended to appreciate the location and quality fit out of this business.

## Premises

Comprise a ground floor, self-contained unit forming part of larger property. Accommodation comprises;

<b>Ground Floor</b>	
<b>Café / Service Area</b>	circa 275 sq.ft. (26 sq.m.)
<b>Rear Seating Area</b>	circa 170 sq.ft. (16 sq.m.)
<b>Rear Shop</b>	circa 86 sq.ft. ( 8 sq.m.)
<b>W.C.</b>	

## Staff

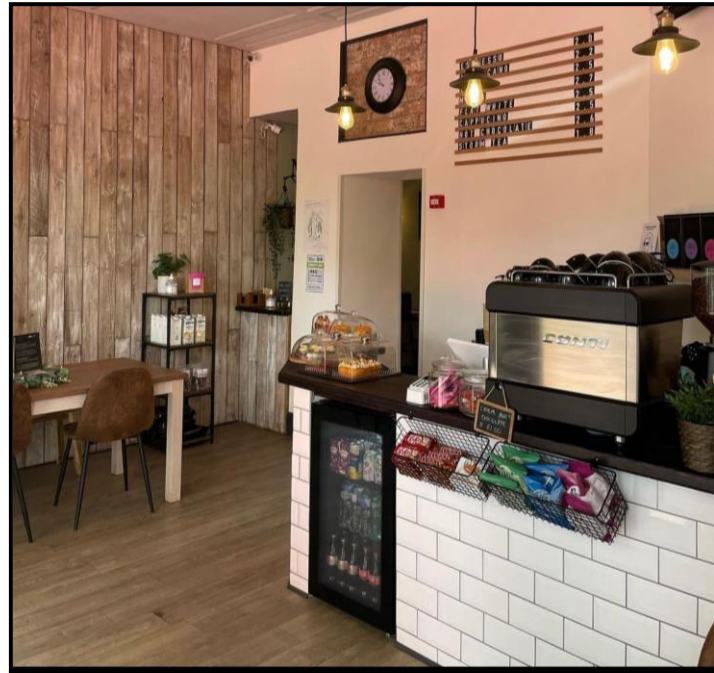
Currently operated by the owners with the help of 2 members of staff.

### 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



## Trading Hours

Monday - Friday	9.15am – 2.30pm
Saturday	9.00am – 2.00pm
Sunday	closed

## Fixtures & Fittings

The coffee machine and grinder are on lease but all other trade equipment is included.

## Rates

The premises are assessed as follows:  
Rateable Value £5,100  
Rates free incentives available subject to status.

## Tenure

The premises are available on a new lease at a rent of £500 per calendar month (£6,000 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.