

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1997



North East Commercial
Property & Business Agents

COFFEE SHOP / CAFE

t/a "Café By Design"

5 Main Street, Ponteland,
Newcastle upon Tyne NE20 9NJ



Sales Particulars

- Highly reputable trading business.
- Trading short hours with no evening opening.
- Up to 50 internal covers.
- Immaculate, modern fit & finish.
- Main restaurant plus smaller private dining room.
- Extremely sought after location.
- LEASEHOLD £109,000 plus stock.

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NE11 9SN

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Location

The business is situated on the main A696 road running through the heart of this pleasant residential town to the North East of Newcastle upon Tyne.

Ponteland is one of the most popular suburban towns in and around Newcastle with straightforward access to the City via the A696. The café has parking to the rear which is a major asset for any business in this town.

Business

This is a thriving café which opened in early 2023 which has been reluctantly placed on the market as our client wishes to concentrate on their other business interests.

The premises are in superb order as they were refurbished completely less than 2 years ago. The ground floor space is extensive and is configured to provide a retail and collection counter at the front with the dining areas beyond and a large kitchen space to the back. The interior design is unique and some of the items within are bespoke and were created specifically for the space.

The current menu offers breakfast, lunch and afternoon tea options all of which are made from high quality ingredients. Sandwiches are offered with either sour dough, focaccia or ciabatta with fillings which include goat cheese, chicken schnitzel plus more traditional options.

The business trades on relatively short hours by choice and there is scope for a new owner to open later or diversify, particularly as the kitchen is large enough to cope with a broader offer.

This is a unique food opportunity in a sought-after position and viewing is strongly recommended to fully appreciate the potential of this rare going concern.

Premises

Comprises an extensive two storey end terraced building.

- Ground Floor** 150m² 1,650ft²
- Service Area**
- Dining Room**
- Private Dining Space**
- Kitchen**
- Ladies Toilets**
- Gents Toilets**

- External**
- Rear Car Parking** circa 4 spaces allocated.



Current Trading Hours (permitted to trade later)

Monday - Saturday 9am – 4pm
Sunday 10am – 3.30pm

Staff

Currently operated under management. The current trading model requires 3 members of staff on site.

Fixtures & Fittings

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

Rates

The premises are assessed as follows:
Rateable Value £13,750
Rates incentives are available subject to status.

Tenure

The premises are held on a 5 year lease from August 2022 at a passing rent of £28,000 per annum.

EPC

Rating B.

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.

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