

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2037



North East Commercial
Property & Business Agents

CAFÉ & GARDEN NURSERY OPPORTUNITY t/a "Stable Yard Nursery"

Craster Tower,
Craster NE66 3SS



- Established for 10+ years.
- Trading short hours with seasonal cycle.
- Sales average £2,300 weekly.
- Café with large external seating space.
- Extensive site with nursery sales area.
- Extremely sought after coastal location.
- On site parking.
- LEASEHOLD £80,000 plus stock.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

This business opportunity is situated within the grounds of Craster Tower, just on the outskirts of this extremely popular coastal town circa 8 miles north east of Alnwick

Craster is one of the most popular villages along this part of the Northumberland Coast and draws visitors from all over this country and beyond. Located within an area of outstanding natural beauty, Craster provides a good base for walkers, cyclists and birdwatchers and is a genuine tourist "hotspot".

Business

A business has been trading from this site for approximately 10 years and is a hybrid offer comprising a café with gifts plus a small garden centre element. The current owners took over in 2017 and have developed the food offer, with an emphasis on home-made and locally sourced produce.

The premises are in good order and the owners have invested over £10,000 in the last two years, installing a new roof, new kitchen and flooring. There is a service and dining room together with a well-equipped kitchen space plus a retail display area for the selection of gifts. There are around 20 internal covers but externally there is probably space for another 50 via a selection of tables and chairs.

There is on-site parking but also still ample space left for the garden centre and some display areas. Whilst the nursery is not strongly promoted at the moment, there is huge potential for a new owner to take this element forward.

The location attracts a broad cross section of customers but even in the winter months there is still good trade from the regulars and local residents. This is a rare to the market opportunity and viewing is recommended to fully appreciate the potential for new owners.

Premises

Comprises an extensive single storey building within its own self-contained site.

Accommodation;

Ground Floor

Service / Dining Room	58m ²	625ft ²
Kitchen	8m ²	86ft ²

External

- W.C.**
- Garden Nursery**
- Car Parking**

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



Current Trading Hours (permitted to trade longer)

Tuesday - Saturday	10am – 4pm
Sunday & Monday	closed

Staff

Currently operated by the owner with the help of 3 part time members of staff.

Fixtures & Fittings

A full inventory would be available to a bona fide buyer.

Rates

The premises are assessed as follows:
Rateable Value £2,900
Rate free incentives subject to individual status

Tenure

Held on a 10 year lease from May 2022 at a passing rent of £7,500 per annum. There is a rent review and mutual break clause at the 5th anniversary.

EPC

Rating E.

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.