

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2079



North East Commercial  
Property & Business Agents

**COFFEE SHOP & TEAROOMS**  
**t/a "The Copper Kettle"**

21 Front Street,  
Bamburgh NE69 7BW



Sales Particulars

- High turnover, high profit business.
- 10 month annual trading cycle.
- Ideal opportunity for a couple or partnership.
- Up to 35 internal covers plus 20 external.
- Includes 1 bed living accommodation.
- New lease at £40,000 per annum.
- LEASEHOLD PRICE £185,000 plus stock.

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## Location

Bamburgh lies on the North Northumberland coast just off the A1, which is the main route between North East England, Edinburgh and Scotland. The town is easily accessible and is an excellent base to explore this dramatic coastline but also to travel further afield to the Cheviots and Scottish Borders.

Newcastle upon Tyne is only an hour or so away by road and therefore Bamburgh has always been a popular destination for the local residents. However, the town is seeing more and more visitors from outside the region and The Copper Kettle enjoys its fair share of this trade, being within the heart of the village and with little direct competition.

## Business

This is an established and extremely popular café which has been in the same ownership since 2002 and has been placed on the market as the current owner wishes to reduce their commitments.

The existing menu is compact and comprises mainly traditional coffee shop fare with hot and cold drinks, sandwiches, pastries and light lunches. Trade is a mix of sit in and collection orders and there is scope for a new owner to develop the menu should they wish.

This is an extremely rare to the market opportunity and viewing is strongly recommended to appreciate the location and further potential of the venue.

## Premises

Comprise a self-contained two storey mid terrace unit forming part of a busy parade.

### Commercial Premises

**Café / Kitchen Area** circa 74sq.m. (800 sq.ft.)

**Toilets**

**External Courtyard** circa 29sq.m. (310 sq.ft.)

### Residential Accommodation

**Ground Floor**

**Lounge**

**Utility Room / W.C.**

**First Floor**

**Bedroom**

**Shower Room**



## Staff

The business is operated by 4 full time and 2 part time staff with assistance from the owner.

## Summer Trading Hours

Monday - Sunday 10.30am – 4.30pm

Trading hours can vary subject to the seasons.

## Rates

The premises are assessed as follows:

Rateable Value £15,000 (2023 list)

Currently under appeal.

## Tenure

The premises will be offered on a new FRI lease at a commencing rent of £40,000 per annum. There will be 3 yearly rent reviews with details available on application.

## 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.

### 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